



**REVISED AGENDA  
POWHATAN COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 23, 2016  
6:00 PM CALL TO ORDER**

**1. Call to Order**

**2. Invocation**

**3. Pledge of Allegiance**

Flag Ceremony by Girl Scout Troop 3029

**4. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**

**5. Formal Approval of Agenda**

**6. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board) - for anything not to be addressed at a public hearing scheduled for this date**

**7. Consent Agenda**

**All matters listed under the Consent Agenda are considered by the Board to be routine and will be enacted by one resolution in the form or forms listed below. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.**

- a. Approve Regular Meeting Minutes – May 2, 2016 Page 5
- b. Monacan Soil and Water Conservation District 3<sup>rd</sup> Quarter Report Page 17
- c. Resolution R-2016-32 Amending the Fiscal Year 2015 Powhatan County Operating Budget by Budgeting and Appropriating \$3,268 from the Virginia Department of Emergency Management for Mass Care Shelter equipment and Supplies Grant Page 25
- d. Resolution R-2016-33 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$38,457 in CSBG Grant Funds. Page 29

- e. Resolution R-2016-34 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Transferring \$123,967 from General Fund Contingency to the Sheriff's Office for Accrued Leave and Holiday Payouts. Page 33
- f. Resolution R-2016-38 Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT) for the Streets in Bel Crest Subdivision Page 39
- g. Resolution R-2016-39 Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT) for the Streets in Bel Bridge Subdivision Page 43
- h. Accept Chesterfield Health District Rabies Exposure Response Plan Page 47

**8. Appointment to Boards, Commissions, Committees, etc. - None**

**9. Old Business**

- a. Resolution R-2016-31 Approving the Powhatan County Debt Management Policy Page 55
- b. Resolution R-2016-40 Requesting that the Economic Development Authority of the County of Powhatan, Virginia, Issue its Public Facility Lease Revenue Bonds to Finance the Costs of Certain Public Facilities Page 65

**10. New Business - Time Certain 6:30 PM**

- a. Laura Lafayette, Richmond Association of Realtors, Market Update/Analysis of the Region's Real Estate Market with an Emphasis on Powhatan Page 75
- b. Powhatan County Community Action Agency Community Needs Assessment Presentation Page 91
- c. Resolution R-2016-35 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$41,520 in the Capital Projects Fund for Flat Rock Water Extension Page 109
- d. Resolution R-2016-36 Authorizing the County Administrator to Execute a Contract with the Most Responsive Offeror to Request for Proposal IFB-2016-01 Sheetz Waterline Extension-Route 60 upon approval of the County Attorney Page 115

**11. Certificates of Appreciation, Special Resolutions and Proclamations**

- a. Proclamation P-2016-20 Recognizing May, 2016, as Older Americans Month Page 117
- b. Proclamation P-2016-21 Recognizing May, 2016, as Community Action Month Page 119

**12. Public Hearings – Time Certain 7:00 PM**

- a. Resolution R-2016-37 Approving the Secondary Six-Year Road Plan for Fiscal Years 2017-2022 and the Secondary System Construction Budget Priority List for Fiscal Year 2017 Page 121
- b. Ordinance O-2016-18 – Nathan Nuckols/Manage This, LLC is Requesting the Conditional Rezoning of 14.6 acres on Hancock Road from A-10 to R-2 Page 133
- c. Ordinance O-2016-19 – County of Powhatan Request to Amending Sections 83-220-C, 83-230-C, 83-240-C of the Zoning Ordinance related to Intensity and Dimensional Standards Page 167
- d. Ordinance O-2016-20 – County of Powhatan Requests the Rezoning of 3975 & 3977 Old Buckingham Road Page 177
- e. Ordinance O-2016-21 – County of Powhatan Request for a Substantial Accord Determination for the Joint Transportation Maintenance Facility at 3975 & 3977 Old Buckingham Road Page 229

**13. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board) - for anything not to be addressed at a public hearing scheduled for this date**

**14. County Attorney Comments**

**15. County Administrator Comments**

**16. Board Comments**

**17. Closed Meeting, as authorized by the Code of Virginia, Section 2.2-3711(A), to discuss the following matter(s):**

Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open meeting would adversely affect the negotiating or litigating posture of the public body; and consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. - §2.2-3711(A)(7) of the Code of Virginia.

**18. Closed Meeting Certification**

**19. Adjournment**

**VIRGINIA: AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS  
HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD  
BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON  
MAY 2, 2016 AT 6:00 P.M.**

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**Board of Supervisors Present:** David T. Williams, District 1  
Larry J. Nordvig, District 2, Vice-Chairman  
Angela Y. Cabell, District 3  
William E. Melton, District 4, Chairman  
Carson L. Tucker, District 5

**County Staff Members Present:** Tom Lacheney, County Attorney  
Patricia A. Weiler, County Administrator  
Charla Schubert, Finance Director  
Steve Singer, Fire and Rescue Chief  
Ramona Carter, Public Works Director  
Ed Howland, Planning & Zoning Manager  
Linda Jones, Human Resources Manager  
Peggy Martin, Library Director  
Floyd Greene, Asst. Emergency Management Coordinator  
Don Houtsma, EMS Coordinator

**Constitutional Officers Present:** Brad Nunnally, Sheriff  
Jamie Timberlake, Commissioner of the Revenue

**Others Present:** Larry Johns, Asst. Supt. for Finance, Powhatan Schools  
Sandy Lynch, Asst. Supt. for Instruction, Powhatan Schools  
Allen Beach, Rescue Chief

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**1. Call to Order**

Chairman Melton called the meeting to order and at 6:01 p.m. Chairman Melton stated to let the record show all Board of Supervisors members are in attendance.

**2. Invocation**

Mr. Nordvig provided the invocation.

**3. Pledge of Allegiance**

Chairman Melton led the Pledge of Allegiance.

**4. Requests to Postpone Agenda Items and Additions, Deletions or  
Changes in the Order of Presentation**

There were no requests to amend the Agenda.

**5. Formal Approval of Agenda**

Mr. Williams motioned to approve the agenda as presented. Ms. Cabell seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0  
MOTION Passed**

**6. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board) - for anything not to be addressed at a public hearing scheduled for this date**

Chairman Melton opened the public comment period. Seeing there were no speakers, Chairman Melton closed the public comment period.

**7. Consent Agenda**

**All matters listed under the Consent Agenda are considered by the Board to be routine and will be enacted by one resolution in the form or forms listed below. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.**

- a. Approve Regular Meeting Minutes – March 21, 2016
- b. Approve Regular Meeting Minutes – April 18, 2016

Mr. Williams motioned to approve the Consent agenda as presented. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0  
MOTION Passed**

**8. Appointment to Boards, Commissions, Committees, etc.**

- a. Appointment to the Library Board of Trustees

Chairman Melton motioned to appoint Randy Schulkers as a representative on the Library Board of Trustees. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0**  
**MOTION Passed**

**9. Old Business**

- a. R-2016-06 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Transferring \$13,708 from General Fund Contingency to the Capital Projects Fund for Security Cameras at the Library

Ramona Carter provided a presentation on the need for an improved security camera system at the library and requested approval of Resolution R-2016-06 amending the Fiscal Year 2016 Operating Budget by transferring \$13,708 from General Fund Contingency to the Capital Projects Fund for security cameras at the library.

Chairman Melton motioned to approve Resolution R-2016-06. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0**  
**MOTION Passed**

**10. New Business**

- a. Resolution R-2016-28 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Transferring \$2,000 from General Fund Contingency to the Fire and Rescue Department for Naloxone Equipment

Steve Singer introduced Don Houtsma, who briefed the Board on the increase in drug overdose incidents in the County, specifically opiate-related overdoses. Mr. Houtsma spoke about the positive affect Naloxone has on overdose victims because it blocks the opiate receptors in the brain. Mr. Houtsma stated that the Naloxone kits being purchased will be put in 17 County first responder vehicles, including Fire, Rescue, and Sheriff's vehicles.

Chairman Melton motioned to approve Resolution R-2016-28 amending the Fiscal Year 2016 Powhatan County Operating Budget by transferring \$2,000 from General Fund Contingency to the Fire and Rescue Department for Naloxone equipment. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0  
MOTION Passed**

**11. Certificates of Appreciation, Special Resolutions and Proclamations  
– Time Certain 6:30 PM**

- a. Proclamation Recognizing National Police Week and Peace Officers Memorial Day

Mr. Tucker read the Proclamation aloud and motioned for approval. Chairman Melton seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE.

**VOTE 5-0  
MOTION Passed**

- b. Proclamation Recognizing National Emergency Medical Services Week and the EMS Providers

Mr. Nordvig read the Proclamation aloud and motioned for approval. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE.

**VOTE 5-0  
MOTION Passed**

- c. Proclamation Recognizing the 2015 Powhatan County Clean Business Award Recipient – DRP Collision Repair

Ms. Cabell read the Proclamation aloud and motioned for approval. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE.

**VOTE 5-0  
MOTION Passed**

**12. Public Hearings – Time Certain 7:00 PM**

- a. Public Hearing on Fixing the Fiscal Year 2017 Real Estate Tax Rate

Chairman Melton opened the Public Hearing on fixing the Fiscal Year 2017 Real Estate Tax Rate.

Sally Boese spoke in opposition to the County taking on more debt. Ms. Boese urged the Board to demonstrate that it practices sound fiscal management by not doubling the level of indebtedness and search further for cuts in expenditures.

Jim Carver spoke in opposition to the Real Estate Tax Rate being raised. Mr. Carver stated that he is encouraging the Board to focus on core government functions only and defer less-critical items so as to not add to the County's overall debt.

Curtis Newton spoke in opposition to the Real Estate Tax Rate increase and asked the Board to consider not approving the 90-cent tax rate.

Seeing there were no other speakers, Chairman Melton closed the Public Hearing.

- b. Public Hearing on Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$54,455,000 for the Capital Improvement Program (CIP) Bonded Projects

Chairman Melton opened the Public Hearing on amending the Fiscal Year 2016 Powhatan County Operating Budget by budgeting and appropriating \$54,455,000 for the Capital Improvement Program Bonded Projects.

Seeing there were no speakers, Chairman Melton closed the Public Hearing.

### **Old Business - Continued**

- b. Resolution R-2016-24 Fixing the Fiscal Year 2017 Real Estate Tax Rate

Ms. Weiler stated that five Budget Workshops and two Public Hearings were held for determining the Real Estate Tax Rate.

Mr. Williams stated that he agrees that there were several opportunities to discuss the tax rate.

Mr. Nordvig stated that he does not agree with the approach taken during the process of determining the tax rate and encouraged the Board to carefully watch what happens fiscally as a result of this meeting's votes.

Chairman Melton motioned to approve Resolution R-2016-24 fixing the Fiscal Year 2017 Real Estate Tax Rate. Ms. Cabell seconded the motion.

Mr. Williams stated that he is concerned about the tax rate in Powhatan both for Economic Development and for homeowners.

Mr. Tucker reviewed the Budgeting Process and its intent.

Ms. Cabell stated that she supports the 90-cents tax rate and believes this to be a fiscally sound decision. Ms. Cabell commented that Powhatan is a well-managed County and thanked Ms. Weiler for her dedication and hard work during the process.

Chairman Melton stated that he has listened to constituents during the budget process and has to make a choice to do the best thing for all the citizens of Powhatan County. Chairman Melton thanked Staff and consultants for their patience, professionalism, and hard work; and thanked Ms. Weiler for her diligence and dedication towards moving Powhatan forward.

Mr. Nordvig stated that he is encouraged by the way the Board works together and thanked the Board and County Staff for their professionalism and cooperation during the Budget process.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- c. Resolution R-2016-23 Adopting the Fiscal Year 2017 Operating Budget and Appropriating the Funds

Chairman Melton motioned to approve Resolution R-2016-23 adopting the Fiscal Year 2017 Operating Budget and appropriating the funds. Mr. Tucker seconded the motion.

Mr. Williams commented that discussions about the Capital Improvement Plan last year and added that the way to control the Budget is to set spending levels and set expectations about what is affordable.

Mr. Tucker addressed several misconceptions that have been brought up during Public Hearings.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- d. Resolution R-2016-27 Adopting the County of Powhatan Fiscal Year 2017 Five-Year Capital Improvement Plan and Other Capital Program (CIP)

Ms. Weiler reported that the Board held seven work shops on the CIP. There were also two Public Hearings held.

Chairman Melton motioned to approve Resolution R-2016-27 adopting the County of Powhatan Fiscal Year 2017 Five-Year Capital Improvement Plan and Other Capital Program. Mr. Tucker seconded the motion.

Mr. Williams expressed concern about the amount of debt being encumbered in the Capital Improvement Plan.

Chairman Melton stated that he is in support of the CIP, as the projects are needed.

Mr. Tucker spoke about the decisions that had to be made and the solutions sought during the Budget process.

Chairman Melton stated that he will continue to make investigating ways to make compensating the County Sheriff's Office personnel fairly a top priority.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- e. Resolution R-2016-25 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$54,455,000 for the Capital Improvement Program (CIP) Bonded Projects

Ms. Weiler reported that a Public Hearing was held on this Resolution this evening and that Bond Projects have been discussed at several Work Shops.

Chairman Melton motioned to approve Resolution R-2016-25 amending the Fiscal Year 2016 Powhatan County Operating Budget by budgeting and appropriating \$54,455,000 for the Capital Improvement Program Bonded Projects. Mr. Tucker seconded the motion.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- f. Ordinance O-2016-17 Amending the Powhatan County Code of Ordinances, Appendix A Fee Schedule, to increase water rates, wastewater rates, emergency transport fees, and zoning ordinance fee, and to update certain other fees

Ms. Weiler reported that a Public Hearing was held to discuss the change in the Ordinance to increase the fees.

Mr. Williams motioned to approve Ordinance O-2016-17 amending the Powhatan County Code of Ordinances, Appendix A Fee Schedule. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0**  
**MOTION Passed**

- g. Resolution R-2016-29 Adopting the FY 2017 Staffing Plan

Ms. Weiler reported that the 2017 Staffing Plan was discussed at Budget Work Shops.

Chairman Melton motioned to approve Resolution R-2016-29 adopting the FY 2017 Staffing Plan. Ms. Cabell seconded the motion.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- h. Resolution R-2016-30 Amending the Classification and Compensation Plan

Ms. Weiler reported that the Classification and Compensation Plan was discussed at Budget Work Shops.

Chairman Melton motioned to approve Resolution R-2016-30 amending the Classification and Compensation Plan. Ms. Cabell seconded the motion.

David T. Williams and Larry J. Nordvig voted NAY  
Angela Y. Cabell, William E. Melton, and Carson L. Tucker voted AYE

**VOTE 3-2**  
**MOTION Passed**

- i. Resolution R-2016-26 Implementing the Changes to Personal Property Tax Relief Act of 1998, Specific Relief for 2016

Ms. Weiler reported that this item was discussed during the Budget Work Shop that was held on the Revenues. Ms. Weiler stated that the State gives the County a set amount of Personal Property Tax Relief that the County then distributes to all of the Personal Property Tax payers; and it is estimated that with the amount the County received from the State, the County will be able to provide 43% tax relief to the Citizens of Powhatan on their Personal Property Tax. Resolution R-2016-26 sets the 43% rate.

Mr. Williams motioned to approve Resolution R-2016-26 implementing the changes to Personal Property Tax Relief act of 1998, Specific Relief for 2016. Mr. Nordvig seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0  
MOTION Passed**

**13. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board) - for anything not to be addressed at a public hearing scheduled for this date**

Chairman Melton opened the public comment period.

Jim Carver stated that while he disagrees with some of the decisions that were made, he appreciates the work the Board and Staff have put into the Budget process. Mr. Carver encouraged continued transparency and dialogue with the citizens and the pursuit of cost savings while implementing the Plan. Mr. Carver asked the Board to keep the citizens in mind while the County shifts to a more business-based revenue.

Allen Beach thanked the Board for the kind words spoken about the members of the Rescue Squad and the EMS providers who provide service to the County. Mr. Beach asked why the County is attempting to do away with the EMS license granted to the Rescue Squad by the State and put all EMS under one license. Mr. Beach stated that volunteerism in the County will be deterred if the Rescue Squad is not allowed to keep its own license.

Seeing there were no other speakers, Chairman Melton closed the public comment period.

**14. County Attorney Comments**

Mr. Lacheney had no comments.

**15. County Administrator Comments**

Ms. Weiler had no comments.

**16. Board Comments**

The Board had no comments.

**17. Closed Meeting, as authorized by the Code of Virginia, Section 2.2-3711(A), to discuss the following matter(s):**

Mr. Lacheney read the following Closed Meeting motion:

**WHEREAS**, the Board of Supervisors of Powhatan County desires to discuss in Closed Meeting the following matter(s):

- a. Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. - §2.2-3711(A)(7) of the Code of Virginia.

WHEREAS, pursuant to §§2.2-3711 (A)(1) and (A)(7) of the Code of Virginia, such discussion(s) may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Powhatan County does hereby authorize discussion of the aforestated matter(s) in Closed Meeting.

Mr. Williams moved to approve the Closed Meeting resolution read by the County Attorney. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE.

**VOTE 5-0  
MOTION Passed**

The Board entered Closed Meeting at 6:45 p.m.

#### **18. Closed Meeting Certification**

Chairman Melton reconvened this Regular Meeting of the Powhatan County Board of Supervisors in open meeting at 10:09 p.m. and requested the Clerk of the Board to conduct a roll call certification vote of the Supervisors, to be included in the minutes of this meeting.

Ms. Weiler, Clerk of the Board, asked to the best of each Supervisor's knowledge, do they certify that:

- (1) the only matters discussed in the closed meeting were public business matters lawfully exempted from open meeting requirements; and
- (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the closed meeting just conducted?

Ms. Weiler conducted the roll call vote so the Supervisors could so certify:

Mr. Williams	<u>AYE</u>
Mr. Nordvig	<u>AYE</u>
Ms. Cabell	<u>AYE</u>
Mr. Melton	<u>AYE</u>
Mr. Tucker	<u>AYE</u>

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE

**VOTE 5-0**  
**MOTION Passed**

### **19. Adjournment**

Mr. Williams motioned to adjourn the meeting. Mr. Tucker seconded the motion.

David T. Williams, Larry J. Nordvig, Angela Y. Cabell, William E. Melton, Carson L. Tucker voted AYE.

**VOTE 5-0**  
**MOTION Passed**

The meeting adjourned at 8:31 p.m.

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**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

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**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

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## Monacan Soil and Water Conservation District

2016 1st Quarter Report - Powhatan

### Legend

County: G - Goochland, P - Powhatan

Agricultural, Residential, Education, General Conservation: **F** - Field Visit, **M** - mail, **O** - Monacan Office, **OO** - outside of office, **P** - phone call, **E** - email, **X** - fax, **W** - time associated with providing service/assistance to client

Name (Last Name, First Name)	County	# contacts	Agricultural	Residential	Education	General Conservation	Type of assistance	Project Location (general area in county)
Adcock, Barbara	P	30			OO,E		Environmental Education posters, Project WET	PMS
Anderson, Sandy	P	1			E		CB maps	PHS
Beach, Carol	P	2			E		EE posters	FRES
Beach, Lynn	P	1					funding	
Blair, Kolly	P	1			E		EE programs for Girl Scouts	
Brown, Charlie	P	1				p		
Cox, Bill	P	1	P				Chesapeake Bay VPA lawsuit questions	Macon
Daniel, Grant	P	1	P				weed mgt, hay production	Ridge Rd
							complete VACS SL-6 practice, forage mgt, nutrient mgt	
Denoon, Wilson	P	19	F,P,OO,E					Trenholm
Greene, Jeff	P	2			E,E		EE poster orders	Poc. Elem.
Hamilton, Tina	P	2			P,OO		rain barrel	Judes Ferry
Harlow, Courtney	P	5			E,OO		Enviroscape, Environmental Educaiton posters	P. State Park
Harper, Robert	P	1	P				gen. biosolids	Belona
Harris, Barry	P	2	P				NRCS Conservation Boot Camp Planning	Goochland
Hatcher, Kenneth	P	9	W,P,F,E				SL-6 visit, aerial mapVACS SL-6	Trenholm
Henderson, Sr. Elena	P	7			E		homeschooler water quality program	Belmead
homeschoolers	P	17			OO		water testing program, Enviroscape	P. library
Hornung, Kati	P	6			E		water monitoring class for homeschoolers	
Howard, Debbie & Lee	P	8	P,F,E,OO				Beef Production 360 program	Macon
Keck, Charles	P	1	P				returned message to discuss livestock fencing and wat	Huguenot
Kitten, Libbey	P	2			P,OO		Environmental Education programming	PCPS/PJHS
Lelik, Michelle	P	5			OO		EE poster delivery	FRES
Lewis, Anne	P	1	P				leaving SL-6 info. at house	Jefferson
Lewis, Delmonte	P	11	P,W,F,M				VACS SL-6	Jefferson

Name (Last Name, First Name)	County	# contacts	Agricultural	Residential	Education	General Conservation	Type of assistance	Project Location (general area in county)
McNew, Cindy	P	3			E,OO		VASWCD poster contest info., Environmental Educatic	FRES
Meadows, Steve	P	1	P				no-till seeding	Powhatan
Montaigne, Wick	P	8	P,F,E,OO				ag land development	Subletts
Moyer, David	P	1	O				cover crop cost share approval	Michaux
Moyer, Vernon	P	22	P,W,T,E,O				VACS cover crop, Nutrient mgt	Michaux
							small farm beef farm, planning farm visit, Beef	
Neidigh, Carla	P	3	F,P				Production 360 program	Flat Rock
Olsen, Ed	P	7			E,OO,W		Envirothon	PHS
Palmore, Zach	P	5			E,O		career path, SWCD info.	Genito
Pennington, Brian	P	2	P,E				farm pond site visit scheduling	Powhatan
							P. Weiler discussion on Pending SL-6 funding,	
Powhatan Chamber mtg	P	35				oo	legislative issues	County Seat
Putney, Debbie	P	5			E,OO		Environmental Educaiton materials	Tobaccoville
Ranck, Janis	P	4			E,O		state fair volunteerism, recycling	C.H.
Richter, Keith	P	17	P,F,E,OO				contractor for SL-6 practice installation	Trenholm
Ryan, Sr. Jean	P	1			OO		delivery of EE posters	Belmead
teachers	P	42			F,E,W		Environmental Educaiton materials	all P. schools
Terrell, Jonathan	P	1	p				looking for seed drill	
Timberlake, Max	P	1			E,E		FB public relations	Dorset
Timberlake, Tim	P	1	P				wild cherry tree i.d.	Ballsville
Tucker, Albert	P	5	F,W,E				SL-6 site visit, aerial plan, cost est., tracking, ranking	Cartersville
Tucker, Carson	P	2	P				VACS program information	Michaux
Walton, Tom	P	1			p			
Water Camp	P	19			OO,W		chem., biol. Water testing	P. Library
Wilton, Betsy	P	1		p			sediment entering pond from stream	Rt 711 near Judes Ferry
Worsham, Richard	P	3				P,F	leaking pond, site evaluation	Dorset
Zimmerman, Jeff	P	2	OO,P				Beef 360 program, forage mgt, water system design	Macon
Loveday, Rachel	P/G	1				p	CREP contracts	P/G
Beef 360	G/P	12	F				Beef Production 360 Program	Goochland/Powhatan
Draper, Dana	G/P	1	P				E&S process for constructing horse riding rink in Powh	Powhatan

<b>Name (Last Name, First Name)</b>	<b>County</b>	<b># contacts</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Education</b>	<b>General Conservation</b>	<b>Type of assistance</b>	<b>Project Location (general area in county)</b>
JRCC	G/P	3	P,E,O				manure sample	State Farm
Myers, Jane	G/P	1	P				Capital Region Land Conservancy	Goochland, Powhatan

**Monacan Soil and Water Conservation District**

2nd Quarter 2015-16

**Legend**

County: G - Goochland, P - Powhatan

Agricultural, Residential, Education, General Conservation: **F** - Field Visit, **M** - mail, **O** - Monacan Office, **OO** - outside of office, **P** - phone call, **E** - email, **X** - fax, **W** - time associated with providing service/assistance to client

Name (Last Name, First Name)	County	# contacts		Agricultural	Residential	Education	General Conservation	Type of assistance	Project Location (general area in county)
Ag Awareness Dinner	P	48					OO	Ag Awareness dinner for candidates	Cozy Acres
Alexander, Karen	P	1					E	request write in info	
Beef 360	P	3		F				Water trough & Fencing program, weed mgt	
Belmeade	P	1					F	culvert failure in access road	Belmeade
Brush, Doug	P	1		P				farm manager	Ballsville
Carroll, Sr. Maureen	P	3					E,E,E	animal mortality management	Belmead
Courtney	P	2				P,O		return Enviroscape	Powhatan St Park
Crews, Sarah	P	1				O		educational materials	
Ellis, Robert	P	1					P,F,E	neighbors pond is flooding	Belona
Envirothon team	P	5				OO		Envirothon training	PHS
Harrison, Hannah	P	1		E				PLI	
Hatcher, Kenneth	P	1		P				cover crop cost share inquiry	Trenholm
Kochensparger, John	P	1					p	Ag Awareness dinner & info	
Land & Coates	P	1		F				Discussed their seed drill rental and cooperating activities	Flat Rock
Leary, L	P	1					p	pesticide recertification	
Lewis, Anne	P	2		P,O				return SL-6 bk.	Jefferson
McClung, Tracey	P	1					p		
McFarland, Laura	P	1						Candidates night ad correction	
McGee, Peggy	P	1		P				land rental rates	Genito
McNew, Cindy	P	4					E,E	VASWCD poster contest, girl scouts	FRES
Moyer, David	P	1		M				VACS spec.s	Michaux
Moyer, Vernon	P	6		F,M				NM-1A application processing	various
Nichols, John	P	2					P,F	land use evaluation	Ballsville
Nordvig, Larry	P	2			P,F,E			meeting time & location confirmation/landowner contact	
Olsen, Ed	P	6					E,P	Envirothon	PHS
Powhatan Chamber mtgs	P	75					OO	Attended Chamber of Commerce meetings	
Rothert, John	P	2						Historical Society candidates night	
Rouse, Brian	P	1			F			drainage concerns on residential lot	Flat Rock
Ryan, Sr. Jean	P	4					E,E	Earth Day treasurer	Belmead
Seiko, Joanne	P	1					P	elections	
Walton, Dickie	P	1		P				SL-6 question relating to cattle	Ballsville
Walton, Tom & Dianne	P	1						financial review info/audit prep	
Ware, Kathy	P	1					O	candidate info	
JRCC, Duff, Sean	P/G	1		O				aerial photo	State Farm

184

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**Legend**

County: P - Powhatan

Agricultural, Residential, Education, General Conservation: **F** - Field Visit, **M** - mail, **O** - Monacan Office, **O** service/assistance to client

Name (Last Name, First Name)	County	# contacts	Agricultural	Residential	Education	General Conservation
Bradbury, Doug	P	2		P		
Burke, Ryan	P	1			P	
Bustos, Tina	P	4			E	
C&F Bank, Pam	P	1			OO	
Cabell, Angie	P	7			E	
Cheatham, Rebecca	P	1			E	
Citizen	P	1			P	
Conservation Resources Mtg	P	6			OO	
Cox, Bill	P	2	P			
Cox, India	P	6			E	
David, Sherry	P	1	P			
Denoon, Wilson	P	4	P			
Durham, Donnie	P	1			P	
Earth Day Coalition	P	190			E	
Ferrell, John	P	1			p	
Fleet, Robert	P	1			p	
Geyer, Kathy	P	2			E	
Girgente, Diane	P	2			E	
Grosse, Rachel	P	1		O		
Gugliocciello, Dan	P	4			E	
Hancock, Dep	P	1			P	
Harlow, Courtney	P	2			E	
Hatcher, Jeanette	P	2			E	
Hatcher, Kenneth	P	2	O,E			
Henshaw, Brenda	P	2			E	
Hertzler, Pat	P	1			E	
Hite, Charlie	P	5			P	
Hobson, Pam	P	2	E			
Hobson, Tracy	P	1			P	
Howell, Stephanie	P	4			E	
Howland, Cathy	P	7			E	
Hutchinson, David	P	2			P	
Jeter, Malcolm	P	1				
Johnson, Mark	P	2	F	P		
Jones, Dan	P	19			E	
JRCC	P	1	O			

Kirk, Elizabeth	P	4		E	
Kitten, Libby	P	4		E	
Kochensparger, John	P	1		OO	
Lambert, Sandra	P	1		E	
Larrick, Anne	P	4		E	
Leal, Tony	P	6	E,P,F		
Lowery, Kim	P	1		OO	
Mahone, Cliff	P	1	P		
McCabe. Lamdace	P	2		E	
McFarland, Laura	P	1		E	
McNew, Cindy	P	3		E	
Moyer, David	P	6	P,E		
Moyer, David & Vernon	P	3	O,F,P		
Moyer, Kenton	P	1	P,T		
Moyer, Vernon	P	2	O		
Paciello, Brigid	P	5		E,P	
Pasi, Steve	P	1		P	
PLI	P	25			
Project WET	P	24		E	
Ranck, Janis	P	2		OO	
Reicther, Ketih	P	1			P,E
Revels, Reginia	P	3		E	
Reynolds, Shaun	P	1			e
Ryan, Sr. Jean	P	6		E	
Schensky, Eric	P	2		P,F	
Shubert, Charla	P	2		P,E	
Smith, Carol	P	2		P	
Smith, Susan	P	2		P,E	
Strobe, Lora	P	3		E,F	
Timberlake, Max	P	6	P	E	
Timberlake, Tim	P	1	P		
Tucker, Albert	P	1		P	
Urbine, Robbie	P	2		P	
Venderie, Diane	P	4		E	
Walton, Dickie	P	1	O		
Walton, Tom	P	1			OO
Ware, Katchy	P	1			O,E
Water Wizard	P	14		OO	
Watson, Shelly	P	2		E	
West, Jared	P	6		M	
Wilkinson, R	P	1			P
Woodson, Jo Ann	P	4		E	
Yumaki, Karen	P	9		E	

## Monacan Soil and Water Conservation District

3rd Quarter (January - March 2016)

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**O** - outside of office, **P** - phone call, **E** - email, **X** - fax, **W** - time associated with providing

Type of assistance	Project Location (general area in county)
private road standards on old PR case	Powhatan
Celebration of the Horse	Powhatan
scout information, VASWCD information	Powhatan
Earth Day planning	Powhatan
Earth Day planning	Powhatan
Project WET training	PMS
youth conservation camp	
Conservation Resources program meeting	Powhatan
discussed compact no-till seed drill for bed planting	Macon
Int. Dark Sky logo, Conservation Resources program, Earth Day planning	Powhatan
tax credit program information	Michaux
summer forage seed, H/C program, biosolids, pasture mgt, sacrifice lot	Trenholm
Earth Day planning	Powhatan
Earth Day planning	Powhatan
Earth Day	
Earth Day	
Earth Day planning	Powhatan
Earth Day planning	Powhatan
VCAP program info for Larry Nordvig request	
Earth Day planning	Powhatan
Earth Day planning	Powhatan
Project WET training	Powhatan State Park
Earth Day planning	Powhatan
fence construction specifications	Trenholm
Earth Day planning	Powhatan
Bee Keepers information	Court House
Earth Day planning	Powhatan
Cover crop seeding survey	Ballsville
Project WET training	FRES
Earth Day planning, Int. Dark Sky logo	Powhatan
Conservation Resources program	Powhatan
info on truck	
site visit for erosion, pond repair, pasture mgt, alternative ag	Macon
Earth Day, Int. Dark Sky logo, Conservation Resources program	Powhatan
manure Sample forms	Goochland/Powhatan

soil presentations	PESs
Earth Day planning	Powhatan
Earth Day planning	Powhatan
Project WET training	PPS
Earth Day planning	Powhatan
ag pond, land mgt, irrigation, site visit	Mill rd
Youth Conservation Camp Scholarhsip	Powhatan
wheat/barley straw	Jefferson
Project WET training	PMS
Camp & Scholarship newspaper article	Powhatan
Earth Day planning	Powhatan
NMP for SL-8B practice, VACS cover crops	Powhatan
SL-8B field evaluations	Powhatan
farm equipment tax credit program information	Michaux
VACS, cover crop	Powhatan
Earth Day planning	Powhatan
Envirothon	PHS
presentation on Monacan	Powhatan
Project WET program/training opportunities	PPS
Soil and Water Stewardship materials	Powhatan
culvert design, road repair	Belmead
Project WET training	PMS
conservation workshop info	
Earth Day, Anti-Litter Council	Powhatan
site visit, residential lot stabilization, soil sampling	Flat Rock
Earth Day planning	Powhatan
Earth Day planning	Powhatan
Farm Bureau educational programs	Powhatan
stream eroding into yard	Stavemill
Agricultural Development Authority, Earth Day, Conservation Resources Program, Project WET	Powhatan
overseeding oats in hayfield	Ballsville
Conservation Resources program	Powhatan
Earth Day planning	Flat Rock
Earth Day planning	Powhatan
checking up on SL-6 funding	Ballsville
stream buffers, property records/boundary	Flat Rock
truck for sale	Powhatan
Water Wizard Program	PHS
Earth Day planning	Powhatan
College Scholarship, Envirothon	Dorset
truck bid, conservation services	Powhatan
Project WET training	PMS
Display at Library, Earth Day planning & Anti-Litter	Powhatan



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-32 Amending the Fiscal Year 2015 Powhatan County Operating Budget by Budgeting and Appropriating \$3,268 from the Virginia Department of Emergency Management for Mass Care Shelter equipment and Supplies Grant

Motion: Move to approve Resolution R-2016-32

Dates Previously  
Considered by Board: N/A

Summary of Item: The County received \$3,268.00 from the Virginia Department of Emergency Management for the purchase of shelter supplies and equipment and this resolution budgets and appropriates the funds.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: Budget and Appropriate grant funds of \$3,268

Attachments: Resolutions Tracking Spreadsheet

Staff/Contact: Charla W. Schubert, Director of Finance, 804-598-5780, [cschubert@powhatanva.gov](mailto:cschubert@powhatanva.gov)

*If Board members have questions, please call the staff / contact prior to the meeting.*

**RESOLUTION  
AMENDING THE FISCAL YEAR 2016 POWHATAN COUNTY OPERATING BUDGET  
BY BUDGETING AND APPROPRIATING \$3,268 FROM THE VIRGINIA  
DEPARTMENT OF EMERGENCY MANAGEMENT FOR THE MASS CARE  
SHELTER EQUIPMENT AND SUPPLIES GRANT**

**WHEREAS**, on May 18, 2015, the Powhatan County Board of Supervisors adopted Resolution R-2015-47, which adopted the Fiscal Year 2016 Powhatan Operating Budget in the amount of \$99,890,394; and

**WHEREAS**, the Code of Virginia Section [15.2-2507](#) states that any locality may amend its budget and must first hold a public hearing which is advertised once in the newspaper if any such amendment exceeds one percent of the total expenditures of the currently adopted budget; and

**WHEREAS**, the amendment of the budget in this resolution in the amount of \$3,268 (.0033%) does not exceed one percent of the adopted budget and therefore a public hearing was not held.

**NOW, THEREFORE, BE IT RESOLVED** that the FY 2016 Powhatan County Operating Budget is hereby amended, the funds appropriated as shown:

**GRANTS FUND**

**REVENUES**

Federal Funds - State Homeland Security	3-116-033010-0011	\$	3,268.00
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**EXPENDITURES**

Shelter Supplies and Equipment	4-116-035500-0004	\$	3,268.00
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**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*     \_\_\_  
*Larry J. Nordvig*     \_\_\_  
*Angie Y. Cabell*     \_\_\_

*William E. Melton*     \_\_\_  
*Carson L. Tucker*     \_\_\_

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

Res Number	Purpose	Date Adopted	Amount	% of Budget	Public Hearing	Funding Source
R-2015-49	Two Sheriff Deputies	5/18/2015	75,000	0.075%	NO	Local Sales Tax Revenue
R-2015-51	FY 2016 CIP Projects	6/15/2015	2,500,000	2.503%	YES 11/2/2015	Capital Maintenance Reserve/Cash Proffers
R-2015-52	FY 2016 Other Capital Projects	6/15/2015	1,750,750	1.753%	YES 11/2/2015	Capital Maintenance Reserve/lease proceeds/EMS Fees
R-2015-53	Transfer to School Op Fund (already B&A in General Fund)	6/1/2015	20,000	0.020%	NO	Tax Revenue
R-2015-68	PSAP Grant	7/13/2015	37,991	0.038%	NO	Grant
R-2015-80	Transfer to SS Fund and Water Sewer Fund for Class/Comp Plan (already B&A in General Fund)	8/31/2015	63,181	0.063%	NO	General Fund Salary Contingency
R-2015-85	Circuit Court Clerk Grants	8/31/2015	19,835	0.020%	NO	Grants
R-2015-86	Comcast Grant	8/31/2015	3,000	0.003%	NO	Grant
R-2015-90	EMS Fees for Arrow EZ-10 Equipment	8/31/2015	3,700	0.004%	NO	EMS Fees
R-2015-88	Design Jr High School	9/1/2015	120,120	0.120%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-94	Bond Proceeds VRA Refunding for Debt Service	9/21/2015	28,252	0.028%	NO	Bond Proceeds
R-2015-96	<b>Transfer</b> from Contingency - \$7,000.00	9/21/2015	-	N/A	N/A	Contingency
R-2015-103	Ladder Truck	11/16/2015	294,000	0.294%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-104	Donations to TRIAD, Animal Shelter, Project Lifesaver, Sheriff Deputies and Robotics Club	11/16/2015	6,364	0.0064%	NO	Grants/Donations
R-2015-105	Byrne Justice Assistance Grant and DMV Grants	11/16/2015	40,794	0.0408%	NO	Grants
R-2015-106	Carryforwards from FY15 to FY16	11/16/2015	174,555	0.1747%	NO	General Fund Fund Balance
R-2015-107	<b>Transfer</b> from Contingency - \$7,925.00	11/16/2015	-	N/A	N/A	Contingency
R-2015-108	Carryforward funds for General RE Assessment Services	11/16/2015	32,039	0.0321%	NO	General Fund Fund Balance
R-2015-109	Victim Witness and Local Emergency Management Performance grants	11/16/2015	9,838	0.0098%	NO	Grants
R-2015-112	PSAP WEP Grant and Litter Control	12/7/2015	10,022	0.0100%	NO	Grants
R-2015-113	Comcast PEG Fees	12/7/2015	10,519	0.0105%	NO	Franchise agreement fees
R-2015-114	Dominion Power Econ Dev Roadmap Pilot Project	12/7/2015	10,000	0.0100%	NO	Grant
R-2015-115	JET Program Donations	12/7/2015	1,431	0.0014%	NO	Donations
R-2016-03	TANF and CSBG Grant funds	1/25/2016	418,515	0.4190%	NO	Grants
R-2016-04	Donations to TRIAD, Animal Shelter, K9 Bane and Robotics Club	1/25/2016	18,806	0.0188%	NO	Donations

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

<b>Res Number</b>	<b>Purpose</b>	<b>Date Adopted</b>	<b>Amount</b>	<b>% of Budget</b>	<b>Public Hearing</b>	<b>Funding Source</b>
R-2016-05	Transfer from capital projects to the capital maintenance reserve	1/25/2016	-	N/A	N/A	Transfer
R-2016-06	Transfer from Contingency for Library security cameras		-	N/A	N/A	Contingency
R-2016-09	Grants and Donations	2/1/2016	6,579	0.0066%	NO	Donations
R-2016-10	Transfer from Contingency for fencing and backstop maintenance	2/22/2016	-	N/A	N/A	Contingency
R-2016-11	Grants and Donations	2/22/2016	12,858	0.0129%	NO	Grant
R-2016-19	Dominion Power Econ Dev Roadmap Pilot Project	4/18/2016	15,000	0.0150%	NO	Grant
R-2016-20	CSBG Grant Funds	4/18/2016	42,350	0.0424%	NO	Grant
R-2016-21	Insurance recoveries	4/18/2016	59,755	0.0598%	NO	Grant
R-2016-25	CIP - Bonded Projects	5/2/2016	54,455,000	54.5148%	NO	Bond Proceeds
R-2016-28	Naxolone Equipment	5/2/2016	-	N/A	N/A	Contingency
R-2016-32	VDEM Grant		3,268	0.0033%	NO	Grant
R-2016-33	CSBG Grant Funds		38,457	0.0385%	NO	Grant
R-2016-34	Transfer from Contingency for Sheriff's accrued leave and holiday payouts		-	N/A	N/A	Contingency

**Total Amendments = 60,281,979 60.348%**

**Total Amended Budget - All Funds = 160,172,373**



## Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-33 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$38,457 in CSBG Grant Funds.

Motion: Move to approve Resolution R-2016-33

Dates Previously  
Considered by Board: N/A

Summary of Item: The County receives CSBG grant funds each year from the Virginia Department of Social Services to help provide emergency services to the citizens of Powhatan County through the Powhatan County Community Action Agency. The County received additional CSBG funds of \$38,457.

This resolution budgets and appropriates the funds.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: N/A

Attachments: Resolutions Tracking Spreadsheet

Staff/Contact: Charla W. Schubert, Director of Finance, 804-598-5780, [cschubert@powhatanva.gov](mailto:cschubert@powhatanva.gov)

**RESOLUTION**  
**AMENDING THE FISCAL YEAR 2016 POWHATAN COUNTY OPERATING BUDGET**  
**BY BUDGETING AND APPROPRIATING \$38,457 IN CSBG GRANT FUNDS**

**WHEREAS**, on May 18, 2015, the Powhatan County Board of Supervisors adopted Resolution R-2015-47, which adopted the Fiscal Year 2016 Powhatan Operating Budget in the amount of \$99,890,394; and

**WHEREAS**, the Code of Virginia Section [15.2-2507](#) states that any locality may amend its budget and must first hold a public hearing which is advertised once in the newspaper if any such amendment exceeds one percent of the total expenditures of the currently adopted budget; and

**WHEREAS**, the amendment of the budget in this resolution in the amount of \$38,457 (.0385%) does not exceed one percent of the adopted budget and therefore a public hearing was not held.

**NOW, THEREFORE, BE IT RESOLVED** that the FY 2016 Powhatan County Operating Budget is hereby amended, the funds appropriated as shown:

**GENERAL FUND**

**REVENUES**

CSBG Funds	3-100-033050-0004	\$	38,457.00
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**EXPENDITURES**

PCAA Services - CSBG	4-100-053910-5643	\$	38,457.00
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**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*     \_\_\_  
*Larry J. Nordvig*     \_\_\_  
*Angie Y. Cabell*     \_\_\_

*William E. Melton*     \_\_\_  
*Carson L. Tucker*     \_\_\_

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
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R-2015-114	Dominion Power Econ Dev Roadmap Pilot Project	12/7/2015	10,000	0.0100%	NO	Grant
R-2015-115	JET Program Donations	12/7/2015	1,431	0.0014%	NO	Donations
R-2016-03	TANF and CSBG Grant funds	1/25/2016	418,515	0.4190%	NO	Grants
R-2016-04	Donations to TRIAD, Animal Shelter, K9 Bane and Robotics Club	1/25/2016	18,806	0.0188%	NO	Donations

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
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<b>Res Number</b>	<b>Purpose</b>	<b>Date Adopted</b>	<b>Amount</b>	<b>% of Budget</b>	<b>Public Hearing</b>	<b>Funding Source</b>
R-2016-05	Transfer from capital projects to the capital maintenance reserve	1/25/2016	-	N/A	N/A	Transfer
R-2016-06	Transfer from Contingency for Library security cameras		-	N/A	N/A	Contingency
R-2016-09	Grants and Donations	2/1/2016	6,579	0.0066%	NO	Donations
R-2016-10	Transfer from Contingency for fencing and backstop maintenance	2/22/2016	-	N/A	N/A	Contingency
R-2016-11	Grants and Donations	2/22/2016	12,858	0.0129%	NO	Grant
R-2016-19	Dominion Power Econ Dev Roadmap Pilot Project	4/18/2016	15,000	0.0150%	NO	Grant
R-2016-20	CSBG Grant Funds	4/18/2016	42,350	0.0424%	NO	Grant
R-2016-21	Insurance recoveries	4/18/2016	59,755	0.0598%	NO	Grant
R-2016-25	CIP - Bonded Projects	5/2/2016	54,455,000	54.5148%	NO	Bond Proceeds
R-2016-28	Naxolone Equipment	5/2/2016	-	N/A	N/A	Contingency
R-2016-32	VDEM Grant		3,268	0.0033%	NO	Grant
R-2016-33	CSBG Grant Funds		38,457	0.0385%	NO	Grant
R-2016-34	Transfer from Contingency for Sheriff's accrued leave and holiday payouts		-	N/A	N/A	Contingency

**Total Amendments = 60,281,979 60.348%**

**Total Amended Budget - All Funds = 160,172,373**



## Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-34 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Transferring \$123,967 from General Fund Contingency to the Sheriff's Office for Accrued Leave and Holiday Payouts.

Motion: Move to approve Resolution R-2016-34

Dates Previously  
Considered by Board: N/A

Summary of Item: The Sheriff's Office had accrued leave payouts for employees who separated from service after the election in November 2015. The Sheriff's Office also had accumulated balances for employees that were required to work holidays. These hours had accumulated and a new policy has been implemented to include these hours with comp time and paid down to 80 hours at the end of each fiscal year. The current hours were paid to zero.

This resolution budgets and appropriates the funds.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: N/A

Attachments: Resolutions Tracking Spreadsheet and contingency memo

Staff/Contact: Charla W. Schubert, Director of Finance, 804-598-5780, [cschubert@powhatanva.gov](mailto:cschubert@powhatanva.gov)

**RESOLUTION  
AMENDING THE FISCAL YEAR 2016 POWHATAN COUNTY OPERATING BUDGET  
BY TRANSFERRING \$123,967 FROM GENERAL FUND CONTINGENCY TO THE  
SHERIFF'S OFFICE FOR ACCRUED LEAVE AND HOLIDAY PAYOUTS**

**WHEREAS**, on May 18, 2015, the Powhatan County Board of Supervisors adopted Resolution R-2015-47, which adopted the Fiscal Year 2016 Powhatan Operating Budget in the amount of \$99,890,394; and

**WHEREAS**, the Code of Virginia Section [15.2-2507](#) states that any locality may amend its budget and must first hold a public hearing which is advertised once in the newspaper if any such amendment exceeds one percent of the total expenditures of the currently adopted budget; and

**WHEREAS**, the amendment of the budget in this resolution is to transfer funds previously budgeted and appropriated and therefore a public hearing was not held.

**NOW, THEREFORE, BE IT RESOLVED** that the FY 2016 Powhatan County Operating Budget is hereby amended, the funds appropriated as shown:

**GENERAL FUND  
EXPENDITURES**

Contingency	4-100-081200-0014	\$ (123,967.00)
Sheriff Holiday Leave Payout	4-100-031200-1205	44,457.00
Sheriff Accrued Leave Payout	4-100-031200-1201	66,296.00
Communications Holiday Leave Payout	4-100-031210-1205	9,915.00
Animal Control Holiday Leave Payout	4-100-035100-1205	3,299.00

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*     \_\_\_  
*Larry J. Nordvig*     \_\_\_  
*Angie Y. Cabell*     \_\_\_

*William E. Melton*     \_\_\_  
*Carson L. Tucker*     \_\_\_

Department of Finance

Charla W. Schubert, Director of Finance



3834 Old Buckingham Road, Suite B  
Powhatan, Virginia 23139

Tel 804.598.5780  
Fax 804.598.5695  
Email: cschubert@powhatanva.gov  
www.powhatanva.gov

May 13, 2016

**TO:** Patricia A. Weiler, County Administrator  
**FROM:** Charla W. Schubert, Director of Finance *CWS*  
**SUBJECT:** Current Status of Contingency Fund - Account # 4-100-081200-0014

The following is a list of the transfers from the Contingency Fund account during Fiscal Year 2016 and the current status of that account:

<b>Beginning Balance</b>	<b>\$ 193,464.00</b>
R-2015-65, CRC Manager	(1,375.00)
R-2015-94, Debt Service	27,193.00
R-2015-96, Metal Detectors	(7,000.00)
R-2015-107, Fingerprinting equipment	(7,925.00)
R-2016-10, Fencing/Backstop Maintenance	(5,000.00)
R-2016-06, Library Security Cameras	(13,708.00)
R-2016-28, Naxolone Equipment	(2,000.00)
<u>Proposed Resolutions:</u>	
R-2016-34, Sheriff's Office Accrued Leave and Holiday Payouts	(123,967.00)
<b>Remaining Balance</b>	<b><u><u>\$ 59,682.00</u></u></b>

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

Res Number	Purpose	Date Adopted	Amount	% of Budget	Public Hearing	Funding Source
R-2015-49	Two Sheriff Deputies	5/18/2015	75,000	0.075%	NO	Local Sales Tax Revenue
R-2015-51	FY 2016 CIP Projects	6/15/2015	2,500,000	2.503%	YES 11/2/2015	Capital Maintenance Reserve/Cash Proffers
R-2015-52	FY 2016 Other Capital Projects	6/15/2015	1,750,750	1.753%	YES 11/2/2015	Capital Maintenance Reserve/lease proceeds/EMS Fees
R-2015-53	Transfer to School Op Fund (already B&A in General Fund)	6/1/2015	20,000	0.020%	NO	Tax Revenue
R-2015-68	PSAP Grant	7/13/2015	37,991	0.038%	NO	Grant
R-2015-80	Transfer to SS Fund and Water Sewer Fund for Class/Comp Plan (already B&A in General Fund)	8/31/2015	63,181	0.063%	NO	General Fund Salary Contingency
R-2015-85	Circuit Court Clerk Grants	8/31/2015	19,835	0.020%	NO	Grants
R-2015-86	Comcast Grant	8/31/2015	3,000	0.003%	NO	Grant
R-2015-90	EMS Fees for Arrow EZ-10 Equipment	8/31/2015	3,700	0.004%	NO	EMS Fees
R-2015-88	Design Jr High School	9/1/2015	120,120	0.120%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-94	Bond Proceeds VRA Refunding for Debt Service	9/21/2015	28,252	0.028%	NO	Bond Proceeds
R-2015-96	<b>Transfer</b> from Contingency - \$7,000.00	9/21/2015	-	N/A	N/A	Contingency
R-2015-103	Ladder Truck	11/16/2015	294,000	0.294%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-104	Donations to TRIAD, Animal Shelter, Project Lifesaver, Sheriff Deputies and Robotics Club	11/16/2015	6,364	0.0064%	NO	Grants/Donations
R-2015-105	Byrne Justice Assistance Grant and DMV Grants	11/16/2015	40,794	0.0408%	NO	Grants
R-2015-106	Carryforwards from FY15 to FY16	11/16/2015	174,555	0.1747%	NO	General Fund Fund Balance
R-2015-107	<b>Transfer</b> from Contingency - \$7,925.00	11/16/2015	-	N/A	N/A	Contingency
R-2015-108	Carryforward funds for General RE Assessment Services	11/16/2015	32,039	0.0321%	NO	General Fund Fund Balance
R-2015-109	Victim Witness and Local Emergency Management Performance grants	11/16/2015	9,838	0.0098%	NO	Grants
R-2015-112	PSAP WEP Grant and Litter Control	12/7/2015	10,022	0.0100%	NO	Grants
R-2015-113	Comcast PEG Fees	12/7/2015	10,519	0.0105%	NO	Franchise agreement fees
R-2015-114	Dominion Power Econ Dev Roadmap Pilot Project	12/7/2015	10,000	0.0100%	NO	Grant
R-2015-115	JET Program Donations	12/7/2015	1,431	0.0014%	NO	Donations
R-2016-03	TANF and CSBG Grant funds	1/25/2016	418,515	0.4190%	NO	Grants
R-2016-04	Donations to TRIAD, Animal Shelter, K9 Bane and Robotics Club	1/25/2016	18,806	0.0188%	NO	Donations

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

<b>Res Number</b>	<b>Purpose</b>	<b>Date Adopted</b>	<b>Amount</b>	<b>% of Budget</b>	<b>Public Hearing</b>	<b>Funding Source</b>
R-2016-05	Transfer from capital projects to the capital maintenance reserve	1/25/2016	-	N/A	N/A	Transfer
R-2016-06	Transfer from Contingency for Library security cameras		-	N/A	N/A	Contingency
R-2016-09	Grants and Donations	2/1/2016	6,579	0.0066%	NO	Donations
R-2016-10	Transfer from Contingency for fencing and backstop maintenance	2/22/2016	-	N/A	N/A	Contingency
R-2016-11	Grants and Donations	2/22/2016	12,858	0.0129%	NO	Grant
R-2016-19	Dominion Power Econ Dev Roadmap Pilot Project	4/18/2016	15,000	0.0150%	NO	Grant
R-2016-20	CSBG Grant Funds	4/18/2016	42,350	0.0424%	NO	Grant
R-2016-21	Insurance recoveries	4/18/2016	59,755	0.0598%	NO	Grant
R-2016-25	CIP - Bonded Projects	5/2/2016	54,455,000	54.5148%	NO	Bond Proceeds
R-2016-28	Naxolone Equipment	5/2/2016	-	N/A	N/A	Contingency
R-2016-32	VDEM Grant		3,268	0.0033%	NO	Grant
R-2016-33	CSBG Grant Funds		38,457	0.0385%	NO	Grant
R-2016-34	Transfer from Contingency for Sheriff's accrued leave and holiday payouts		-	N/A	N/A	Contingency

**Total Amendments = 60,281,979 60.348%**

**Total Amended Budget - All Funds = 160,172,373**

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# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-38 Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT) for the Streets in Bel Crest Subdivision

Motion: Move to approve Resolution R-2016-38 as presented.

Date Previously  
Considered by Board: N/A

Summary of Item: At the request of the Developer, the Virginia Department of Transportation (VDOT) has inspected and approved the streets within the above referenced subdivision for state road acceptance. Attached is a resolution by the Board of Supervisors requesting VDOT to add the streets described to the secondary system of state highways.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator   Approve  Disapprove  See Comments

Comments: N/A

Budget/Fiscal Impact: N/A

Attachments: Resolution R-2016-38; Street Acceptance for Bel Crest Subdivision.

Contact: March Altman, Director of Community Development, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

**RESOLUTION**

**Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT)  
for the Streets in Bel Crest Subdivision**

**WHEREAS**, the streets described on the attached the Virginia Department of Transportation (VDOT) form AM-4.3, fully incorporated herein by reference, are shown on plats recorded in the Clerk's Office of the Circuit Court of Powhatan County; and

**WHEREAS**, the Resident Engineer for VDOT has advised this Board that the streets meet the requirements established by the Subdivision Street Requirements of VDOT;

**NOW, THEREFORE, BE IT RESOLVED** that the Powhatan County Board of Supervisors requests that the Virginia Department of Transportation add the street(s) described on the attached VDOT form AM-4.3 to the secondary system of state highways, pursuant to § [33.2-705](#), Code of Virginia, and VDOT's Subdivision Street Requirements;

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the VDOT Residency Administrator.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON May 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*      \_\_\_\_\_  
*Larry J. Nordvig*      \_\_\_\_\_  
*Angela Y. Cabell*      \_\_\_\_\_  
*William E. Melton*      \_\_\_\_\_  
*Carson L. Tucker*      \_\_\_\_\_

In the County of Powhatan

By resolution of the governing body adopted May 23, 2016

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes in the secondary system of state highways.

A Copy Testee

Signed (County Official): \_\_\_\_\_

Report of Changes in the Secondary System of State Highways

Project/Subdivision Bel Crest

Type Change to the Secondary System of State Highways: Addition

The following additions to the Secondary System of State Highways, pursuant to the statutory provision or provisions cited, are hereby requested; the right of way for which, including additional easements for cuts, fills and drainage, as required, is hereby guaranteed:

Reason for Change: New subdivision street

Pursuant to Code of Virginia Statute: §33.2-705

Street Name and/or Route Number

◆ Bel Crest Terrace, State Route Number 1390

Old Route Number: 0

- From: 0.04m SE to Bel Crest Circle, (Rt. 1391)
To: 0.16m N to Bel Crest Circle, (Rt. 1391), a distance of: 0.12 miles.
Recordation Reference: PB H, PG 57
Right of Way width (feet) = 40

Street Name and/or Route Number

◆ Bel Crest Circle, State Route Number 1391

Old Route Number: 0

- From: Bel Crest Terrace, (Rt. 1390)
To: 0.10m NE of Bel Crest Terrace, a distance of: 0.10 miles.
Recordation Reference: PB H, PG 57
Right of Way width (feet) = 50

Street Name and/or Route Number

◆ Bel Crest Terrace, State Route Number 1390

Old Route Number: 0

- From: Winterfield Road, (Rt. 714)
To: 0.04m SE to Bel Crest Circle, (Rt. 1391), a distance of: 0.04 miles.
Recordation Reference: PB H, PG 57
Right of Way width (feet) = 83

---

**Street Name and/or Route Number**

◆ **Bel Crest Circle, State Route Number 1391**

Old Route Number: 0

- 
- From: 0.21m NE of bel Crest Terrace, (Rt. 1390)  
To: Bel Crest Terrace, (Rt. 1390), a distance of: 0.23 miles.  
Recordation Reference: PB H, PG 57  
Right of Way width (feet) = 50

**Street Name and/or Route Number**

◆ **Bel Crest Circle, State Route Number 1391**

Old Route Number: 0

- 
- From: 0.10m NE of Bel Crest Terrace, (Rt. 1390)  
To: 0.21m NE of bel Crest Terrace, (Rt. 1390), a distance of: 0.11 miles.  
Recordation Reference: PB H, PG 57  
Right of Way width (feet) = 50



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-39 Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT) for the Streets in Bel Bridge Subdivision

Motion: Move to approve Resolution R-2016-39 as presented.

Date Previously  
Considered by Board: N/A

Summary of Item: At the request of the Developer, the Virginia Department of Transportation (VDOT) has inspected and approved the streets within the above referenced subdivision for state road acceptance. Attached is a resolution by the Board of Supervisors requesting VDOT to add the streets described to the secondary system of state highways.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator   Approve  Disapprove  See Comments

Comments: N/A

Budget/Fiscal Impact: N/A

Attachments: Resolution R-2016-39; Street Acceptance for Bel Bridge Subdivision.

Contact: March Altman, Director of Community Development, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

**RESOLUTION**

**Requesting State Road Acceptance by the Virginia Department of Transportation (VDOT)  
for the Streets in Bel Bridge Subdivision**

**WHEREAS**, the streets described on the attached the Virginia Department of Transportation (VDOT) form AM-4.3, fully incorporated herein by reference, are shown on plats recorded in the Clerk's Office of the Circuit Court of Powhatan County; and

**WHEREAS**, the Resident Engineer for VDOT has advised this Board that the streets meet the requirements established by the Subdivision Street Requirements of VDOT;

**NOW, THEREFORE, BE IT RESOLVED** that the Powhatan County Board of Supervisors requests that the Virginia Department of Transportation add the street(s) described on the attached VDOT form AM-4.3 to the secondary system of state highways, pursuant to § 33.2-705, Code of Virginia, and VDOT's Subdivision Street Requirements;

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the VDOT Residency Administrator.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON May23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*      \_\_\_\_\_  
*Larry J. Nordvig*      \_\_\_\_\_  
*Angela Y. Cabell*      \_\_\_\_\_  
*William E. Melton*     \_\_\_\_\_  
*Carson L. Tucker*     \_\_\_\_\_

In the County of Powhatan

By resolution of the governing body adopted June 23, 2016

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes in the secondary system of state highways.

A Copy Testee

Signed (County Official): \_\_\_\_\_

Report of Changes in the Secondary System of State Highways

Project/Subdivision Bel Bridge

Type Change to the Secondary System of State Highways: Addition

The following additions to the Secondary System of State Highways, pursuant to the statutory provision or provisions cited, are hereby requested; the right of way for which, including additional easements for cuts, fills and drainage, as required, is hereby guaranteed:

Reason for Change: New subdivision street

Pursuant to Code of Virginia Statute: §33.2-705

Street Name and/or Route Number

◆ Bel Bridge Circle, State Route Number 1388

Old Route Number: 0

- From: Winterfield Road, (Rt. 714)
To: 0.04m S of Winterfield Road, (Rt. 714), a distance of: 0.04 miles.
Recordation Reference: PC H, Slide 56
Right of Way width (feet) = 73

Street Name and/or Route Number

◆ Bel Bridge Circle, State Route Number 1388

Old Route Number: 0

- From: 0.04m S of Winterfield Road, (Rt. 714)
To: Bel Bridge Court, (Rt. 1389), a distance of: 0.28 miles.
Recordation Reference: PC H, Slide 56
Right of Way width (feet) = 35

Street Name and/or Route Number

◆ Bel Bridge Court, State Route Number 1389

Old Route Number: 0

- From: 0.06m E of Bel Bridge Circle, (Rt. 1388)
To: 0.06m W to Bel Bridge Circle, (Rt. 1388), a distance of: 0.06 miles.
Recordation Reference: PC H, Slide 56
Right of Way width (feet) = 40

---

**Street Name and/or Route Number**

◆ **Bel Bridge Court, State Route Number 1389**

Old Route Number: 0

- 
- From: Bel Bridge Circle, (Rt. 1388)

To: 0.06m W of Bel Bridge Circle, (Rt. 1388), a distance of: 0.06 miles.

Recordation Reference: PC H, Slide 56

Right of Way width (feet) = 50



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

---

Agenda Item Title: Chesterfield Health District Rabies Exposure Response Plan

Motion: Move to accept the Chesterfield Health District Rabies Exposure Response Plan for Chesterfield County, Powhatan County and the City of Colonial Heights; to control and respond to the risk of rabies exposure to persons and companion animals; and to be compliant with the *Code of Virginia*.

Dates Previously Considered by Board: N/A

Summary of Item: Pursuant to Va. Code § 3.2-6562.1 enacted in 2010, "The local health director, in conjunction with the governing body of the locality, shall adopt a plan to control and respond to the risk of rabies exposure to persons and companion animals." The Chesterfield Health District serves the localities of Chesterfield County, Powhatan County and the City of Colonial Heights, and is the lead entity in developing the Plan, along with the input and support of the local health departments, Sheriffs' Offices and legal counsel. Powhatan County Sheriff Nunnally has approved the Plan as presented.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:  Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact:

Attachments: Chesterfield Health District Rabies Exposure Response Plan

Staff/Contact: Thomas E. Lacheney, County Attorney  
804-598-5691 [TLacheney@powhatanva.us](mailto:TLacheney@powhatanva.us)

# **RABIES**

## **Exposure Response Plan**



### **Chesterfield Health District**

Chesterfield – Powhatan – Colonial Heights

May 2016

## **Table of Contents**

A. Purpose. ....	3
B. Applicability. ....	3
C. Authority. ....	3
D. Maintenance. ....	3
E. Disclaimer. ....	3
F. Responsibility of Local Animal Control. ....	4
G. Responsibility of Local Health Department	
1. Responsibility of Local Health Director. ....	4
2. Responsibility of Environmental Health Staff. ....	5
3. Responsibility of Public Health Nurse. ....	5
4. Responsibility of Epidemiologist. ....	6

## **Attachments**

Contact Information

Animal Exposure Report

Animal Exposure Report - Nursing Supplement

Rabies Laboratory Services Submission Form

# **Chesterfield Health District**

## **Rabies Exposure Response Plan**

### **A. Purpose**

1. Ensure the prompt capture, confinement, isolation or euthanasia of any animal that has exposed, or poses a risk of exposing, a person or companion animal to rabies by standardizing procedures associated with investigating such incidents.
2. Identify the authority and responsibility of the local health department personnel, law-enforcement officers, animal control officers, and any other person with a duty to control or respond to a risk of rabies exposure.
3. Establish consistent communication and reporting of possible rabies exposure incidents and ensure that residents and their animals receive appropriate guidance and protection against rabies infection. All initial calls regarding animal bites need to be directed to the local non-emergency dispatch.
4. Provide standard written guidelines in response to possible human and animal rabies exposures.

### **B. Applicability**

This policy applies to the following:

1. Local Health Department Director
2. Environmental Health Staff
3. Nursing Staff
4. Epidemiologist
5. Local Animal Control Staff

### **C. Authority**

The Local Health Department Director in conjunction with the governing body of the locality has the authority and responsibility to adopt and carry out a rabies exposure response plan in accordance with Section 3.2-6562.1 of the Code of Virginia.

### **D. Maintenance**

This plan is a working document. In an effort to maintain a current rabies exposure response plan which addresses emergent issues and changing knowledge, the plan will be reviewed annually and revised as a result of lessons learned during investigations or to comply with updated guidance and legislative requirements.

### **E. Disclaimer**

This plan is meant to be used as a guide. No single set of guidelines applies to all situations involving rabies or can provide all of the information needed. The contents of the plan are meant to offer a framework for response as well as support and complement appropriate, practical public health knowledge and experience.

## **F. Responsibility of Local Animal Control**

As directed by the Local Health Department Director, it shall be the duty of Local Animal Control to:

1. Capture, confine, isolate or euthanize animals that have exposed, or pose a risk of exposing, a person or companion animal to rabies.
2. Determine if a person or companion animal has or may have been exposed to a rabid animal.
3. Initiate investigation using the Animal Exposure Report.
4. Identify owner, animal exposure, type of animal, address, point of contact, phone numbers and treatment received.
5. Verify that animal is currently vaccinated for rabies.
6. Have owner sign confinement agreement.
7. If possible, secure any animal that may have exposed a human pending advice from the local health department as to how to proceed with either observation or testing.
8. Initiate a 10-day confinement of animal.
9. Initiate trapping of the animal as necessary.
10. Prepare specimens for testing and/or complete the Rabies Laboratory Services Submission form (attached).
11. Submit Animal Exposure Report and/or Rabies Laboratory Services Submission form to the local health department.
12. Notify the local health department Environmental Health office if the isolation location is changed from Local Animal Control to the owner's home during the confinement period.

## **G. Responsibility of Local Health Department**

### Local Health Department Director

1. Develop a memorandum of agreement with each local government entity within the Health District for the purpose of organizing an integrated response to human and companion animal exposures within the Health District and acknowledging the need for local animal control services.
2. Oversee companion and human exposure response within the Health District.
3. Provide medical advice and consultation with regard to human exposure victims.
4. Provide medical advice and consultation regarding rabies Post-Exposure Prophylaxis (PEP) treatment.
5. Maintain a rabies exposure response plan for the Health District.
6. Act as a media liaison or public information officer when needed.

### Environmental Health Staff

1. If required, sign each Animal Exposure Report received from Local Animal Control.
2. Evaluate animal for release after confinement period has ended.
3. Approve and explain 45-day home confinement and the six-month strict isolation requirements.
4. Provide a copy of the Animal Exposure Report to Local Health Department nursing staff if no animal is found or animal is un-testable.
5. If owner(s) are unwilling to strictly isolate unvaccinated dogs and cats exposed to a known or suspected rabid animal, ensure that the exposed animal is euthanized and verified by the owner's veterinarian or euthanized and verified by Local Animal Control.
6. Coordinate delivery of specimens to the Division of Consolidated Laboratories, 600 North 5<sup>th</sup> Street, Richmond, Virginia 23219, for testing.
7. Once the results are received, immediately report lab results to all victims/owners.
8. Inform Local Animal Control staff of any positive lab result received.
9. Inform Local Health Department Director and Local Health Department Nursing staff when a positive lab result is received involving human exposure.
10. Provide Local Animal Control with necessary supplies and current state of Virginia guidelines.
11. Maintain records according to the Library of Virginia record retention guidelines.
12. Review the Rabies Exposure Response Plan annually and revise as necessary under the direction of the Local Health Department Director.

### Public Health Nurse

1. Ensure that humans involved in possible rabies exposure incidents are appropriately counseled to control risk of rabies viral infection.
2. Recommend post-exposure prophylaxis (PEP) and follow-up on rabies series frequency and completion. Record information using the Virginia Department of Health Nurse Supplement Animal Exposure Report (attached).
3. Communicate resources for acquiring post-exposure treatment.
4. Serve as liaison to healthcare providers regarding post- or pre-exposure rabies treatment.
5. Notify Epidemiologist about all completed post-exposure prophylaxis series for purposes of data collection.
6. Notify Environmental Health if an Animal Exposure Report is received by the nursing staff that did not originate with Environmental Health.
7. Notify Environmental Health once the rabies investigation or PEP is complete so the Animal Exposure Report can be closed.

8. Maintain medical records of human exposure victims that are counseled by a public health nurse according to Library of Virginia record retention guidelines.

Epidemiologist

1. Receive lab results for animals testing positive for the purposes of situational awareness and data collection.
2. Receive report of completed rabies PEP series for data collection purposes.
3. Serve as a point of contact for after-hours calls from healthcare practitioners or others regarding rabies situations.
4. Coordinate follow-up or investigation of large-scale rabies exposure events.

**H. Effective Date**

This Rabies Exposure Response Plan shall be approved by each locality's governing body, and the Plan shall then be signed and dated by the Chesterfield Health District Director. The Plan shall be effective immediately after such approvals.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director  
Chesterfield Health District

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# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-31 Debt Management Policy

Motion: Move to approve Resolution R-2016-31 as presented

Dates Previously  
Considered by Board: BOS Workshop – May 16, 2016

Summary of Item: At the Board of Supervisors (BOS) workshop held May 16, 2016 the Board reviewed the draft debt management policy. The proposed policy reflects the comments made by the Board during the May 16, 2016 workshop. The policy is being reviewed in order to put in place best practices for the management of debt.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact: N/A

Attachments: Revised Draft Debt Management Policy; Clean Copy of Debt Management Policy

Staff/Contact: Patricia A. Weiler, County Administrator, (804) 598-5612, [pweiler@powhatanva.gov](mailto:pweiler@powhatanva.gov)

**RESOLUTION APPROVING THE POWHATAN COUNTY DEBT MANAGEMENT  
POLICY**

**WHEREAS**, a debt management policy that is adopted, adhered to, and regularly reviewed is recognized as a cornerstone of sound financial management, and

**WHEREAS**, an effective debt management policy:

- Contributes significantly to the County's ability to insulate itself from fiscal crisis;
- Enhances short term and long term financial credit ability by helping to achieve the highest credit and bond ratings possible;
- Promotes long-term financial stability by establishing clear and consistent guidelines;
- Directs attention to the total financial picture of the County rather than single issue areas;
- Promotes the view of linking long-term financial planning with day to day operations; and
- Provides County Staff, the County Board of Supervisors, and the County citizens a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.

**NOW, THEREFORE, BE IT RESOLVED** by the Powhatan County Board of Supervisors that the Powhatan County Debt Management Policy is approved as follows:

**Capital Improvement Program**

1. The County will prepare and update annually a five-year Capital Improvement Program (CIP) to be approved by the Board of Supervisors (BOS).
2. The CIP will include the Powhatan County Public Schools Capital Improvement Program (PCPS CIP).
3. The CIP will be developed with an analysis of the County's infrastructure and other capital needs so as to maintain all County assets at a level adequate to protect the County's capital investment and to minimize future maintenance and replacement costs.
4. The CIP will include a projection of the County's computer, equipment and vehicle replacement and maintenance needs for the next five years.
5. The CIP will include an estimated cost and potential funding sources for each capital project proposed and include the financial impact of the debt service required.
6. The County will attempt to determine the best balance between the least costly and most flexible financing method for all new projects.

7. The County will include as a part of the annual budget process an annual capital budget based on the CIP.
8. The County will coordinate development of the capital budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
9. The County will use intergovernmental grants to finance only those capital improvements that are consistent with the CIP and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts.

### **Guidelines for Debt Issuance**

10. The County will confine long-term borrowing to capital improvements, projects, or equipment that cannot be financed from current revenues.
11. The County will take a balanced approach to capital funding utilizing debt financing, capital reserves and pay-as-you go funding.
12. Long-term debt will be issued only to purchase or construct capital improvements or equipment with a minimum expected useful life of five years. The term of any long-term debt will not exceed the useful life of the assets purchased or constructed. The County will not use long-term debt to finance annual operating needs.
13. Target debt ratios will be calculated annually and included in the review of financial trends.
14. Prior to entering into new long-term borrowing the County will project the impact of the proposed new borrowing on the County's debt ratios over at least a ten-year projection period.
15. The County will comply with all applicable U.S. Internal Revenue Service and U.S. Treasury arbitrage requirements for bonded indebtedness in order to preserve the tax-exempt status of such bonds.
16. Bond issues should be planned to minimize the frequency of issuance, thereby ensuring the lowest possible costs of issuance. When determining the size of a bond issue, consideration should be given to the need for construction, debt service and capitalized interest funds. Construction fund draw schedules shall be prepared, and projection of conservative earnings on unspent bond funds should be made in conjunction with planning of the CIP.
17. The decision to use bond proceeds to pay interest during construction for revenue-producing projects shall be made on a case-by-case basis and shall be based on an evaluation of the opportunity cost of funds and the availability of other sources of funds to pay interest costs.
18. The County's preferred method of sale of bonds for stand-alone sales is via competitive sale. If deemed advantageous, the County may sell bonds via another method. Coordination will be made with the County Administrator, Director of Finance and the

County's Financial Advisor in arriving at a recommendation to issue bonds through a method other than competitive sale.

19. The County will refund debt when it is in the best financial interest of the County to do so. When a refunding is undertaken to generate interest rate cost savings, the minimum aggregate present value savings will be at least 3% of the refunded bond principal amount. The present value savings will be net of all costs related to the financing. If present value savings is less than 3%, the County may consider the refunding merits on a case-by-case basis.

### **Target Debt Ratios**

20. Net tax supported debt as a percentage of the assessed value of taxable property shall not exceed 4.0%. Net tax supported debt is defined as any and all debt that is funded in whole or in part by tax revenues including utility enterprise debt if that debt is reliant on support from general tax revenues.
21. The ratio of tax-supported debt service as a percent of total governmental fund and school fund operating expenditures (net of the transfer from the general fund to the school fund) shall be maintained with 12% as the optimal level and not to exceed 15%. The County will exceed 12% only if the BOS has deemed it appropriate. To the extent that utility enterprise funds are not self-supporting the expenditures for such funds shall be included in the denominator.
22. The ten-year tax-supported principal payout ratio shall be at least 50% by the end of the five-year capital planning window.
23. The County may exclude utility enterprise debt from the calculation of net tax supported debt ratios if the utility enterprise debt is fully self-supporting from current revenue and not reliant on support from general tax revenues for a period of three years.
24. The County will review these debt ratio policies at least once every four years and either reaffirm them or adjust them to reflect evolving County priorities, developments in industry best practices, or changes to rating agency criteria.

### **Consultants**

25. Financial Advisor. The County shall select a financial advisor (or advisors) to assist in its debt issuance and debt administration processes.
26. Bond Counsel. County debt will include a written opinion by legal counsel affirming that the County is authorized to issue the proposed debt, that the County has met all legal requirements necessary for issuance, and a determination of the proposed debt's federal income tax status. The approving opinion and other documents relating to the issuance of debt will be prepared by counsel with extensive experience in public finance and tax issues. The Bond Counsel will be selected by the County.

27. Conflicts of Interest. The County requires that its consultants and advisors provide objective advice and analysis, maintain the confidentiality of County financial plans, and be free from any conflicts of interest.

**Financial Disclosure**

28. The County is committed to full and complete financial disclosure, and to cooperating fully with rating agencies, institutional and individual investors, County departments, and the general public to share clear, comprehensive, and accurate financial information.
29. The County is committed to meeting secondary market disclosure requirements on a timely and comprehensive basis as stated in the Resolution R-2014-114 DEBT POST-CLOSING COMPLIANCE POLICY adopted by the BOS on January 5, 2015.
30. The ratios outlined above will be computed annually and reported in the Comprehensive Annual Financial Report along with a computation of net-tax supported debt per capita.

**Policy Supersedes Other Policies**

31. It is the intent of this policy to repeal any inconsistent policy or practice adopted prior to this date.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON May 23, 2016.**

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**William E. Melton, Chairman Powhatan  
County Board of Supervisors**

**ATTEST:**

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**Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*            \_\_\_  
*Larry J. Nordvig*            \_\_\_  
*Angela Y. Cabell*            \_\_\_  
*William E. Melton*           \_\_\_  
*Carson L. Tucker*           \_\_\_

## **RESOLUTION APPROVING THE POWHATAN COUNTY DEBT MANAGEMENT POLICY**

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- Promotes long-term financial stability by establishing clear and consistent guidelines;
- Directs attention to the total financial picture of the County rather than single issue areas;
- Promotes the view of linking long-term financial planning with day to day operations; and
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15. The County will comply with all applicable U.S. Internal Revenue Service and U.S. Treasury arbitrage requirements for bonded indebtedness in order to preserve the tax-exempt status of such bonds.
16. Bond issues should be planned to minimize the frequency of issuance, thereby ensuring the lowest possible costs of issuance. When determining the size of a bond issue, consideration should be given to the need for construction, debt service and capitalized interest funds. Construction fund draw schedules shall be prepared, and projection of conservative earnings on unspent bond funds should be made in conjunction with planning of the CIP.
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18. The County's preferred method of sale of bonds for stand-alone sales is via competitive sale. If deemed advantageous, the County may sell bonds via another method. Coordination will be made with the County Administrator, Director of Finance and the

County's Financial Advisor in arriving at a recommendation to issue bonds through a method other than competitive sale.

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22. The ten-year tax-supported principal payout ratio shall be at least 50% by the end of the five-year capital planning window.
23. The County may exclude utility enterprise debt from the calculation of net tax supported debt ratios if the utility enterprise debt is fully self-supporting from current revenue and not reliant on support from general tax revenues for a period of three years.
24. The County will review these debt ratio policies at least once every four years and either reaffirm them or adjust them to reflect evolving County priorities, developments in industry best practices, or changes to rating agency criteria.

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26. Bond Counsel. County debt will include a written opinion by legal counsel affirming that the County is authorized to issue the proposed debt, that the County has met all legal requirements necessary for issuance, and a determination of the proposed debt's federal income tax status. The approving opinion and other documents relating to the issuance of debt will be prepared by counsel with extensive experience in public finance and tax issues. The Bond Counsel will be selected by the County.

27. Conflicts of Interest. The County requires that its consultants and advisors provide objective advice and analysis, maintain the confidentiality of County financial plans, and be free from any conflicts of interest.

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30. The ratios outlined above will be computed annually and reported in the Comprehensive Annual Financial Report along with a computation of net-tax supported debt per capita.

**Policy Supersedes Other Policies**

31. It is the intent of this policy to repeal any inconsistent policy or practice adopted prior to this date.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON May 23, 2016.**

**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

**Patricia A. Weiler, Clerk**

**Powhatan County Board of Supervisors**

*Recorded Vote:*

<i>David T. Williams</i>	___
<i>Larry J. Nordvig</i>	___
<i>Angela Y. Cabell</i>	___
<i>William E. Melton</i>	___
<i>Carson L. Tucker</i>	___

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Powhatan County  
Board of Supervisors  
Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-40 Requesting that the Economic Development Authority of the County of Powhatan, Virginia, Issue its Public Facility Lease Revenue Bonds to Finance the Costs of Certain Public Facilities

Motion: Move to approve Resolution R-2016-40 as presented

Dates Previously Considered by Board: Discussed at Six (6) Budget Workshops and Five (5) CIP Workshops

Summary of Item: At the Board of Supervisors (BOS) meeting on May 2, 2016, the BOS adopted the FY 2017 Capital Improvement Plan (CIP), and a resolution appropriating the CIP bonded projects in the amount of \$54,455,000. At the May 10, 2016 meeting of the School Board (SB), the SB reviewed and adopted a resolution for the issuance of bonds related to the financing of the school projects. At the May 16, 2016 meeting of the Economic Development Authority (EDA), the EDA reviewed the attached resolution and a resolution authorizing the issuance of lease revenue bonds. The EDA is scheduled to adopt the resolution to issue bonds at their June 6, 2016. This resolution allows the County to move forward with the financing of the projects.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments  
PCPS School Board  
May 10, 2016

*JMg*  
County Administrator:  Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact: Issuance of \$54,455,000 in bonds

Attachments: R-2016-40; PCPS School Board Resolution of May 10, 2016

Staff/Contact: Patricia A. Weiler, County Administrator, (804) 598-5612, [pweiler@powhatanva.gov](mailto:pweiler@powhatanva.gov)

COUNTY OF POWHATAN, VIRGINIA  
BOARD OF SUPERVISORS

Date: May 23, 2016

At a regular meeting of the Board of Supervisors of the County of Powhatan, Virginia, held on May 23, 2016, the following persons were present or absent as shown:

PRESENT:

ABSENT:

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the following Resolution was adopted by a majority of the members of the Board of Supervisors present by a roll call vote, the votes being recorded as follows:

MEMBER

VOTE

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF POWHATAN, VIRGINIA REQUESTING THE ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF POWHATAN, VIRGINIA TO ISSUE ITS PUBLIC FACILITY LEASE REVENUE BONDS TO FINANCE THE COSTS OF CERTAIN PUBLIC FACILITIES**

**A.** The County of Powhatan, Virginia (the "**County**") has determined that it is necessary and advisable to finance all or a portion of the costs of various school and other County capital improvement projects, including a new middle school, a school and county transportation facility, an addition to the courthouse and athletic fields and improvements to existing fields, and a public safety radio system (the "**Projects**").

**B.** The Board of Supervisors of the County (the "**Board**") proposes to finance the Projects through the issuance of public facility lease revenue bonds (the "**Bonds**") by the Economic Development Authority of the County of Powhatan, Virginia (the "**Authority**").

**C.** The Bonds will be secured in part by a leasehold interest in all or a portion of facilities as the County Administrator may designate, which may include, without limitation, Pocahontas Middle School and the to-be constructed middle school (the "**Leased Projects**").

**D.** The School Board of the Powhatan County Public Schools (the "**School Board**") and the County, as applicable, will lease the Leased Projects to the Authority pursuant to one or more leases (the "**Lease**") and will lease the Leased Projects back from the Authority pursuant to a Financing Lease (hereinafter defined). The Bonds will be payable solely from the revenues derived from the Financing Lease between the Authority, the County and the School Board (the "**Financing Lease**") pursuant to which the County will agree to make rental payments, subject to annual appropriation, sufficient to pay the principal of and interest on the Bonds.

**E.** The Bonds will be issued pursuant to the following documents: (i) an Indenture of Trust (the "**Indenture**") between the Authority and a corporate trustee to be selected by the County Administrator (the "**Trustee**"), with the form of the Bonds attached thereto; (ii) the Lease; (iii) the Financing Lease; (iv) a Leasehold Deed of Trust (the "**Leasehold Deed of Trust**") from the Authority to the individual trustees named therein; (v) an Assignment of Rents and Leases (the "**Assignment of Rents and Leases**") between the Authority and the Trustee; and (vi) a Preliminary Official Statement ("**Preliminary Official Statement**") and an Official Statement ("**Official Statement**").

**F.** All the documents listed above are referred to in this Resolution as the "**Basic Documents**."

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF POWHATAN, VIRGINIA:**

1. **Issuance of Bonds.** The Board requests the Authority to issue its Bonds in the maximum principal amount of \$55,075,000 in one or more series at one time or from time to time as may be requested by the County Administrator or Director of Finance (the "**Authorized Representatives**"), either of whom may act. The Bonds will be paid from revenues derived from payments made by the County pursuant to the Financing Lease and any amendments to the Financing Lease.

2. **Authorization of Basic Documents.** The Bonds and the Basic Documents are approved in substantially the forms on file with the County Administrator, with such changes, insertions or omissions (including, without limitation, the Leased Projects, as designated by the County Administrator, and changes of the dates thereof) as may be approved by the Authorized Representatives, either of whom may act, whose approval shall be evidenced conclusively by the execution and delivery of the Basic Documents to which the County is a party. The execution and delivery of and performance by the County of its obligations under the Bonds and the Basic Documents to which it is a party are authorized.

3. **Execution of Documents.** The Authorized Representatives are each authorized to execute on behalf of the County the Basic Documents to which the County is a party, and, if required, the Clerk of the Board of Supervisors or any Deputy Clerk is authorized and directed to affix or to cause to be affixed the seal of the County to the Basic Documents and to attest such seal. Such officers or their designees are authorized to execute and deliver on behalf of the County such instruments, documents or certificates, and to do and perform such things and acts and to take such further action, as they shall deem necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the Basic Documents; and all of the foregoing, previously done or performed by such officers or agents of the County, are in all respects approved, ratified and confirmed.

4. **Sale of Bonds.** The Bonds shall be offered for sale in such manner as the Authorized Representatives, either of whom may act, may determine to be in the best interests of the County. The Authorized Representatives, either of whom may act, are authorized and directed to accept a bid or proposal for the purchase of the Bonds which results in the lowest true interest cost to the County, provided that the true interest cost of the Bonds does not exceed the maximum true interest cost set forth in this paragraph 4. If the Authorized Representatives, either of whom may act, determine that it is in the best interest of the County to sell the Bonds in a negotiated sale, then the Authorized Representatives, either of whom may act, are authorized and directed to execute and deliver a bond purchase agreement with an underwriter or group of underwriters selected by the Authorized Representatives providing for the sale and delivery of the Bonds. The Authorized Representatives, either of whom may act, are authorized and directed to determine and approve the final details of the Bonds, including, without limitation, the aggregate principal amount of the Bonds or each series of Bonds, the optional and mandatory redemption provisions and the sale price of the Bonds, provided that (i) the true interest cost of

the Bonds shall not exceed 5%, (ii) the aggregate principal amount of the Bonds shall not exceed the amount set forth in paragraph 1, (iii) the sale price of the Bonds shall not be less than 98% of the aggregate principal amount thereof (not taking into account any original issue discount), and (iv) the final maturity of the Bonds shall not be later than June 30, 2048. The approval of the Authorized Representatives shall be evidenced conclusively by the execution and delivery of such documentation evidencing the sale of the Bonds.

**5. Disclosure Documents.** The Authorized Representatives, either of whom may act, and such officials and agents of the County as either of them may designate are hereby authorized and directed to prepare, execute, if required, and deliver an appropriate Notice of Sale, Preliminary Official Statement and Official Statement or such other offering or disclosure documents as may be necessary to expedite the sale of the Bonds. The Notice of Sale, Preliminary Official Statement, Official Statement or other documents shall be published in such publications and distributed in such manner, including by electronic distribution, and at such times as the Authorized Representatives, either of whom may act, or such officers and agents of the County as such officials may designate, shall determine. The Authorized Representatives, either of whom may act, or such other officer or agent of the County as such officials may designate, are authorized to deem the Preliminary Official Statement "final" for purposes of Securities Exchange Commission Rule 15c2-12.

**6. Costs and Expenses.** All costs and expenses in connection with the undertaking of the Projects and the issuance of the Bonds, including the Authority's fees and expenses and the fees and expenses of bond counsel and counsel for the Authority, shall be paid from the proceeds of the Bonds, or other legally available funds of the County. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the County from its legally available funds and that the Authority shall have no responsibility therefor.

**7. Nature of Obligations.** Nothing in this Resolution, the Bonds or the Basic Documents shall constitute a debt of the County and the Authority shall not be obligated to make any payments under the Bonds or the Basic Documents except from payments made by or on behalf of the County under the Financing Lease. The County Administrator is directed to submit for each fiscal year a request to the Board of Supervisors for an appropriation to the Authority for an amount equal to the rental payments coming due under the Financing Lease for the next fiscal year. The County's obligations to make payments to the Authority pursuant to this Resolution shall be subject to and dependent upon annual appropriations being made from time to time by the Board of Supervisors of the County for such purpose. Nothing in this Resolution, the Bonds or the Financing Lease shall constitute a pledge of the full faith and credit of the County.

**8. SNAP Investment Authorization.** The County has heretofore received and reviewed the Information Statement (the "Information Statement") describing the State Non-Arbitrage Program of the Commonwealth of Virginia ("SNAP") and the Contract Creating the State Non-Arbitrage Program Pool I (the "Contract"), and the County has determined to authorize the Authorized Representatives to utilize SNAP in connection with the investment of

the proceeds of the Bonds, if the Authorized Representatives determine that the utilization of SNAP is in the best interest of the County. The County acknowledges the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the County in connection with SNAP, except as otherwise provided in the Contract.

9. **Effective Date.** This Resolution shall take effect immediately.

The undersigned Clerk of the Board of Supervisors of the County of Powhatan, Virginia, hereby certifies that the foregoing constitutes a true, complete and correct copy of the Resolution adopted at a regular meeting of the Board of Supervisors of the County of Powhatan, Virginia, held on May 23, 2016.

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Patricia A. Weiler, Clerk  
Board of Supervisors of the County of  
Powhatan, Virginia

**A RESOLUTION OF THE SCHOOL BOARD OF THE POWHATAN COUNTY PUBLIC SCHOOLS REGARDING THE FINANCING OF CERTAIN SCHOOL PROJECTS**

A. The County of Powhatan, Virginia (the "**County**") has determined that it is necessary and advisable to finance all or a portion of the costs of various school and other County capital improvement projects, including a new middle school, a school and county transportation facility, an addition to the courthouse and athletic fields and improvements to existing fields, and a public safety radio system (collectively, the "**Projects**").

B. The County proposes to provide for financing the Projects through the issuance of bonds or other long-term obligations (collectively, the "**Bonds**") by either the County or the Economic Development Authority of the County of Powhatan, Virginia (the "**Authority**").

C. Payments on the Bonds will be secured by documents (collectively, the "**Documents**") that may include (1) a lease of, among other things, Pocahontas Middle School and the to-be constructed middle school and such other projects as the County Administrator may determine (collectively, the "**Leased Projects**") and (2) a leasehold mortgage on the lease of the Leased Projects.

D. Under the terms of the Bonds and the Documents, the County will be responsible for payment of the Bonds, and the School Board will be a party to the Documents because some of the collateral is school buildings.

**NOW, THEREFORE, BE IT RESOLVED BY THE SCHOOL BOARD OF THE POWHATAN COUNTY PUBLIC SCHOOLS:**

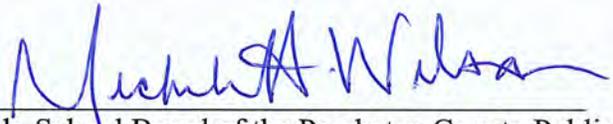
1. **Authorization of the Financing and the Documents.** The School Board hereby approves of the financing of the Projects through the issuance of Bonds and hereby requests that the County do so. The School Board hereby finds that the financing of the Projects through the issuance of Bonds will benefit the inhabitants of the County and promote their health, welfare and safety. The execution and delivery of and performance by the School Board of its obligations under the Documents to which it is a party are authorized. The Documents shall be in such form and contain such provisions as the Division Superintendent and the Chairman of the School Board, or either of them, shall approve, such approval to be evidenced conclusively by the execution and delivery of the Documents to which the School Board is a party.

2. **Execution of Documents.** The Chairman of the School Board and the Division Superintendent, or either of them, are authorized to execute on behalf of the School Board the Documents to which the School Board is a party, and, if required, to affix or to cause to be affixed the seal of the School Board to the Documents and the Clerk is authorized to attest such seal. Such officers or their designees are authorized to execute and deliver on behalf of the School Board such agreements, instruments, documents or certificates, and to do and perform such things and acts, as they shall deem necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the Documents; and all of the foregoing, previously done or performed by such officers or agents of the School Board, are in all respects approved, ratified and confirmed.

3. **Nature of Obligations.** Nothing in this Resolution, the Bonds or the Documents shall constitute a debt of the County or the School Board and the Authority shall not be obligated to make any payments under the Bonds or the Documents except from payments made by or on behalf of the County. Nothing in this Resolution, the Bonds or the Documents shall constitute a pledge of the full faith and credit of the County beyond the constitutionally permitted annual appropriations.

4. **Effective Date.** This Resolution shall take effect immediately.

The undersigned Clerk of the School Board of the Powhatan County Public Schools certifies that the foregoing constitutes a true, complete and correct copy of the Resolution adopted at a regular meeting of the School Board of the Powhatan County Public Schools, held on May 10, 2016.



Clerk, School Board of the Powhatan County Public Schools



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# Powhatan

## Real Estate Market Trends

### 2016



# Central Virginia Regional MLS

## Single Family Residential Market

<u>Year</u>	<u>Units Sold</u>	<u>Avg List Price</u>	<u>Avg Sale Price</u>
2010:	10,760	\$237,853	\$228,051
2011:	11,133	\$226,168	\$216,903
2012:	12,499	\$229,816	\$222,487
2013:	13,497	\$257,288	\$233,693
2014:	13,646	\$269,654	\$243,367
2015:	15,479	\$293,486	\$257,334

# Single Family Residential Market - 2015

<b>Area</b>	<b>Units Sold</b>	<b>Avg LP</b>	<b>Avg SP</b>
<b>Charles City:</b>	<b>46</b>	<b>\$176,160</b>	<b>\$181,217</b>
<b>Chesterfield:</b>	<b>4,811</b>	<b>\$256,179</b>	<b>\$257,623</b>
<b>Goochland:</b>	<b>319</b>	<b>\$443,575</b>	<b>\$436,046</b>
<b>Hanover:</b>	<b>1,430</b>	<b>\$280,699</b>	<b>\$281,419</b>
<b>Henrico:</b>	<b>3,542</b>	<b>\$270,986</b>	<b>\$266,482</b>
<b>New Kent:</b>	<b>318</b>	<b>\$276,752</b>	<b>\$280,336</b>
<b>Powhatan:</b>	<b>409</b>	<b>\$285,716</b>	<b>\$291,793</b>
<b>Richmond:</b>	<b>2,226</b>	<b>\$252,163</b>	<b>\$241,391</b>

2015

# What's Selling in 2016?

## Single Family Residential, Jan - April

Area	Pending	(+/-) YTD 2015	Sold	(+/-) YTD 2015
Charles City:	12	-6	11	-2
Chesterfield:	2146	+196	1377	+137
Goochland:	135	+14	84	-12
Hanover:	558	-3	365	+38
Henrico:	1487	0	975	-18
New Kent:	107	-36	68	-11
Powhatan:	176	+19	122	+25
Richmond:	966	+45	662	+63

Cumulative 2016 Year-to-Date: April 30, 2016



# What's Selling in 2016?

## Single Family Residential, Jan - April

<u>Area</u>	<u>Avg. Sales Price YTD 2016</u>	<u>(+/-) YTD 2015</u>
Charles City	\$145,483	+\$24,767
Chesterfield	\$253,094	+\$ 5,644
Goochland	\$463,871	+\$48,401
Hanover	\$275,021	+\$ 1,196
Henrico	\$250,773	-\$ 1,294
New Kent	\$268,795	-\$ 2,221
Powhatan	\$281,026	-\$38,218
Richmond	\$237,318	+\$ 5,535

Cumulative 2016 Year-to-Date: April 30, 2016



# Average Sold/Asked Ratio Q1

## Single Family Residence

<u>Area</u>	<u>Avg. Sold/Asked Ratio Q1 2016</u>
Charles City	93.73%
Chesterfield	98.63%
Goochland	96.90%
Hanover	97.73%
Henrico	97.615%
New Kent	98.39%
<b>Powhatan</b>	<b>98.31%</b>
Richmond	97.90%

Cumulative 2016 Year-to-Date: March 31, 2016



# Months Supply of Inventory Q1

## Single Family Residence

<u>Area</u>	<u>Months Supply of Inventory Q1 2016</u>
Charles City	3.55
Chesterfield	3.23
Goochland	5.08
Hanover	3.46
Henrico	2.92
New Kent	5.55
<b>Powhatan</b>	<b>4.69</b>
Richmond	2.66

Cumulative 2016 Year-to-Date: March 31, 2016



# Powhatan Jan – April 2016

	<b>2015</b>	<b>2016</b>	<b>+/- %</b>
Closed Unit Sales	99	125	26.26%
Closed Volume Sales (x1000)	31,936	37,547	17.57%
Median Sales Price	259,950	255,000	-1.90%
Average Sales Price	322,585	300,378	-6.88%
Median Days on Market to Sale	55	56	1.82%
Average Days on Market to Sale	78	71	-9.65%
Median Asked to Sold Ratio	98.87%	99.11%	0.25%
Average Asked to Sold Ratio	98.23%	98.89%	0.67%
End of Month Inventory	209	179	-14.35%
Months Supply (End of Month Inventory/Absorption Rate)	7.35	4.84	-34.22%

# Powhatan Last Twelve Months

**34.5% Closed Between 200K – 300K**

Top Price Range	150K – 200K
Top # of Bedrooms	3
Top # of Bathroom	2.5
Top Square Foot Range	1.5K – 2.0K

## Potential Speed Bumps



Tight  
inventory  
conditions



Increasing  
home prices

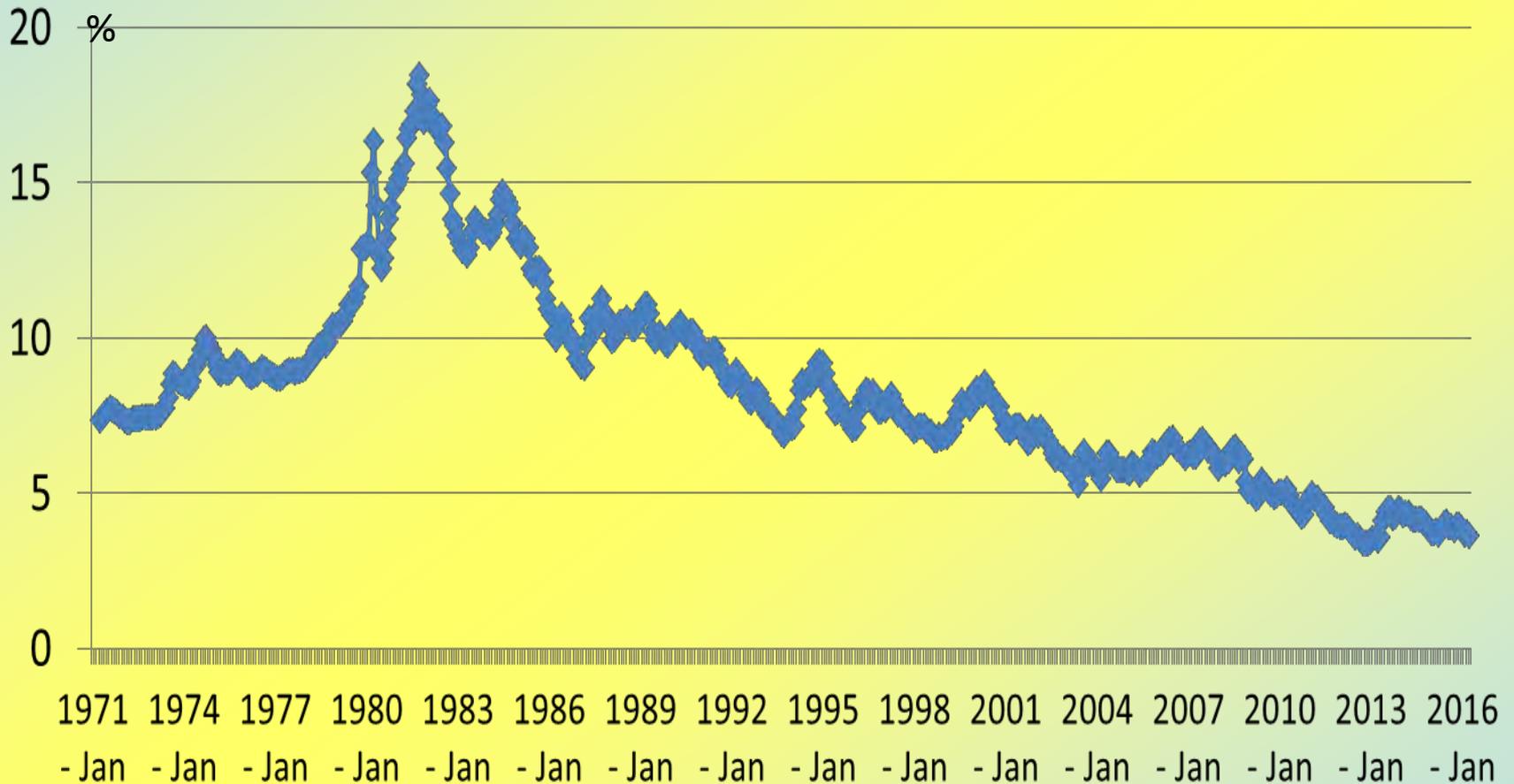


Slow  
economic  
growth (US  
& abroad)



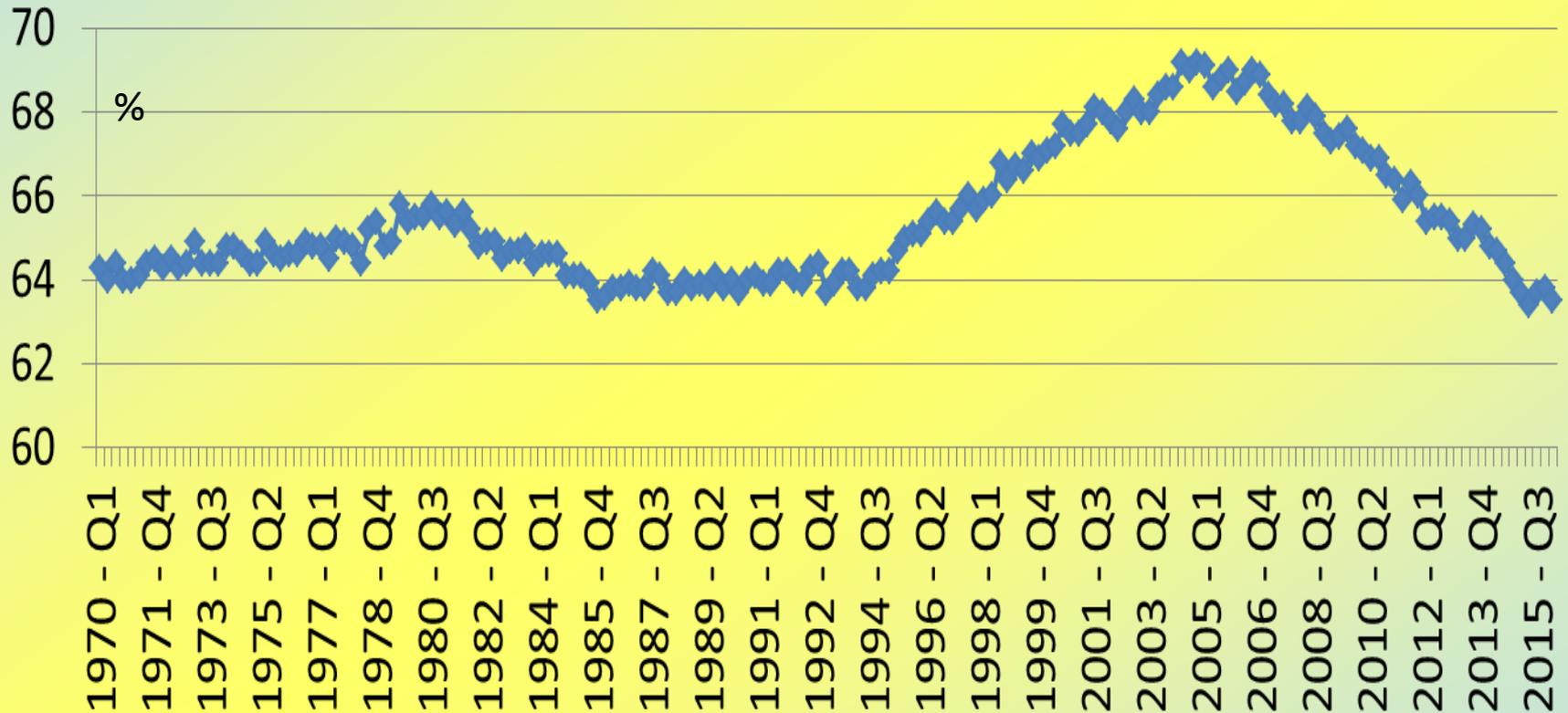
Rising  
mortgage  
rates

# Mortgage Rates Say Today's HomeBuyers Are Luckiest in a Generation



The National Association of REALTORS®, Chief Economist Lawrence Yun

# But Unluckiest in becoming Homeowners

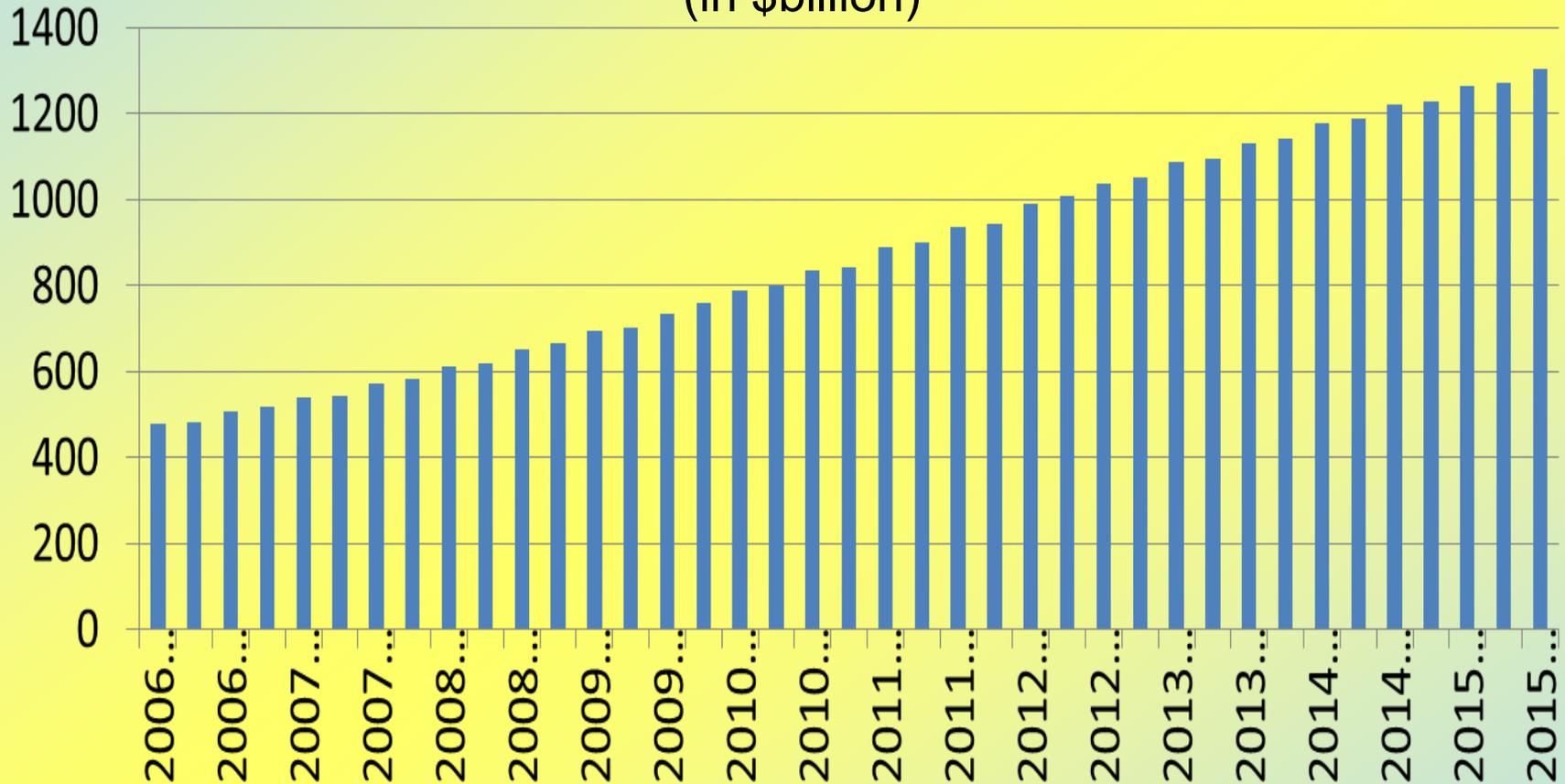


The National Association of REALTORS®, Chief Economist Lawrence Yun

# Student Loan ...

NAR-ASA Study implies 5 year Delay

(in \$billion)



The National Association of REALTORS®, Chief Economist Lawrence Yun

# Economic Forecast

	2014	2015	2016 Forecast	2017 Forecast
GDP Growth	2.6%	2.1%	1.6%	2.2%
Job Growth	+3.0 million	+2.6 million	+1.6 million	+2.2 million
CPI Inflation	1.6%	0.3%	1.7%	3.0%
10-year Treasury	2.6%	2.1%	2.1%	2.8%

The National Association of REALTORS®, Chief Economist Lawrence Yun

# Housing Forecast

	2014	2015	2016 Forecast	2017 Forecast
New Home Sales	437,000	500,000	540,000	600,000
Existing Home Sales	4.9 million	5.3 million	5.4 million	5.5 million
Median Price Growth	+ 5.7%	+ 6.8%	+4.5%	3.2%
30-year Rate	4.2%	3.9%	3.9%	4.6%

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# Powhatan County Community Action Agency

Community Needs Assessment  
September 2015

Draft Submitted September 14, 2015

Julie N. Jakopic

# Powhatan County Community Action Agency

Community Needs Assessment  
September 2015

## Introduction

The Powhatan County Community Action Agency (CAA) engaged iLead Strategies to develop a Community Needs Assessment and support the agency in creating a strategic plan. This needs assessment was developed based on data gathered through the decennial census of 2010, the American Community Survey, the Virginia Employment Commission profile of Powhatan County and interviews with agency staff.

## The County

Powhatan County is located 20 miles west of Richmond, Virginia. The county consists of 272 square miles (174,800 acres) and has a population of 28,046 (per the 2010 U.S. census), a 25 percent increase over the 2000 U.S. census. Powhatan ranks as one of the fastest growing localities in Virginia.

## *General Demographic Profile*

As of the census of 2010, there were 28,046 people residing in the county. The racial makeup of the county was 83.84 percent White, 13.63 percent Black or African American, 0.27 percent Native American, 0.51 percent Asian, 0.55 percent from other races, and 1.20 percent from two or more races. Nearly 1.8 percent of the population was Hispanic or Latino of any race.<sup>1</sup>

<sup>1</sup> Source:2010 U.S.Census.

<http://censusviewer.com/county/VA/Powhatan>



## Economic Profile

An important measure of the state of any economy is the rate of unemployment. Powhatan has consistently had an unemployment rate lower than that of the nation for the last decade. As of May 2015, the rate was 4.5 percent and 5.0 percent, as compared with 5.3 percent in the nation.<sup>4</sup>

The five largest employers in the county include a large health insurer (#1-Anthem), two government agencies (#2-Powhatan County School Board and #3-the Virginia Department of Juvenile Justice) and two correctional facilities (#4-Powhatan Correctional Center and #5-Deep Meadow Correctional Center). The next five are #6-Walmart, #7-The County of Powhatan, #8-Commonwealth of Virginia, Powhatan Reception Class, #9-Colony Construction and #10-Food Lion.

Looking by industry, the largest is government at the state and local level. This industry sector includes those employed by the school system, a total of 2,356 workers. The next largest, at half the number of workers (1,205) is construction. The third, again at half the number (599) is the retail sector. Construction and retail are two industries that are hiring new workers.

Looking out to 2022, growth occupations with significant numbers of openings are expected to include personal care and home health aides. Occupations expected to decline include those associated with data entry and those associated with the postal service.

Over 15,000 workers who live in Powhatan commute out for work. The most common place to commute is to Chesterfield (29 percent), followed by Henrico County (21 percent) and Richmond (17 percent). Over ten percent commute as far as Fairfax County. Nearly all commute by personal vehicle, as little public transit is available.

## Poverty

As an agency that serves those who are living at or near poverty, it's important to also understand the profile of those who qualify for assistance. The poverty rate in Powhatan County is 5.4 percent. It is estimated that 1,681 people live at or below 125 percent of the poverty line and qualify for assistance through the Powhatan Community Action Agency. Just under 37 percent of these people are living below 50 percent of poverty. Those living at or below poverty in the county are far more likely to be female (61.25

<sup>4</sup> Virginia Employment Commission, Virginia Community Profile - Powhatan County. Updated 7/22/15

percent) than male (38.75 percent). This is particularly important for families in female-headed households. While families with married adults and children under 18 have a poverty rate of 4.2 percent, the rate for those led by single mothers was 28 percent.

Nearly 11 percent of the 656 people living below the poverty line are working full-time in year round positions. Another 33 percent are working but not full-time, and 56.25 percent are not working.

Two major expenses pose challenges for those with low or no income. Eight percent of the residents of Powhatan County do not have private health insurance and don't qualify for public insurance. Housing is another major challenge. The average monthly cost of housing is \$1333, nearly 40 percent of the average gross income. For those making less, it is a major challenge.

## The Agency

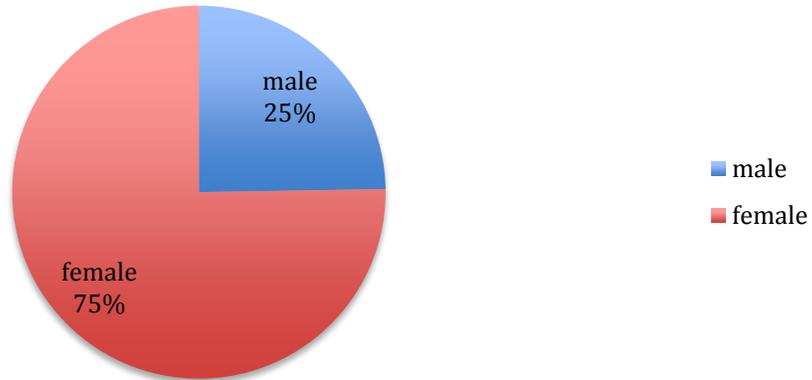
Powhatan County Community Action Agency is a crucial part of the Powhatan Department of Social Services and plays a unique role in the community. While there are non-profit organizations in the community, many do not target low-income families; most serve a single purpose and do not provide cash. Of the 10 largest, one is the volunteer fire and rescue squad, one is a cemetery, and another a land conservation program. Only two serve families directly, the Free Clinic and Habitat for Humanity.

The CAA provides a variety of services including mortgage and rental assistance, utility assistance, medical assistance such as paying for a prescription, school supplies, food pantry and other emergency services.<sup>5</sup>

So far this year, the agency has provided assistance to more than 180 people, 75 percent of whom were women.

<sup>5</sup> Powhatan Department of Social Services, Powhatan County Community Action Agency, Service Report, 7/1/2014 to 7/1/2015

## CLIENTS BY GENDER, n=186



The most common assistance provided by the agency has been assisting with utilities, followed by housing assistance and referrals to the food pantry. Agency spending has also been primarily for utility and housing assistance.

## SERVICES BY PROGRAM, n=186



## Recommendations

The major purposes of the CAA Community Services Block Grant funding is to reduce the causes and conditions of poverty, to revitalize communities and to assist people in becoming more self-sufficient. This spring, the CAA board of directors decided to target four service areas for spending the expiring Community Services Block Grant funds and

for considering reshaping services in the future to have higher impact in the lives of those served. The areas they chose, based on their experience, are supported by data about the county, those who live there and the services available.

The four target areas the board identified were:

1. Workforce Development
2. Transportation
3. Health
4. Housing

For those in poverty who are of working age, the most reliable and consistent path out of poverty is employment. The majority of jobs available to working age Powhatan residents are outside of the county and require transportation. Housing is expensive in the county. Especially for those who are single heads of household, the ability to pay for it requires not just a job, but also one that pays a substantial wage. Last, roughly 8 percent of Powhatan residents have no access to health insurance. In addition, given the growing population of seniors, there will likely continue to be a need for some level of emergency services.

Below are some suggested ways to focus on the four strategic areas moving forward.

**Workforce Development** – Powhatan DSS is currently exploring a partnership with J. Sargeant Reynolds Community College to help residents qualify for Commercial Drivers Licenses (CDLs). There is high demand for those with CDLs and job opportunities at a living wage are readily available. However, given the long hours and potential for overnight requirements, and the proportion of agency clients who are single parents, the agency might also want to look into training for skilled construction roles such as electricians, carpenters and plumbers. A third option would be to help create opportunities in computer coding. These jobs pay well and are more consistent with school and child-care schedules. In addition, CSBG funds may be used to help someone get ready for work by providing support for the purchase of tools, uniforms and other items that may be needed to help someone start work.

**Transportation** – There are several ideas and opportunities in this area, which is crucial for helping people in getting and maintaining employment. One option would be for the agency to use escrow funds to purchase one or more vans to create transportation between Powhatan and Chesterfield Counties. While the purchase is allowable and relatively simple, the staffing and liabilities are more complex. It might make sense to partner with the Coalition of Churches or similar organization to staff the van rides, and then also establish additional uses such as taking seniors to medical appointments. In addition to creating a group transportation option, helping workers

arrange individual transportation may also be an option. Two ideas to explore here might be a way to provide used vehicles at low cost and working with other county agencies to address fines so that those without drivers licenses can regain them. In addition, it might also be worth exploring financial incentives for carpools so that those who are able to drive can benefit by assisting those who cannot.

**Health** – Powhatan County Community Action Agency has already begun to collaborate with the Free Clinic to provide Dental care to the backlog of patients already identified for care. Continuing an effective partnership with the clinic to address these needs as well as identifying care opportunities for those who lack health insurance could be an important service to the community.

**Housing** – Powhatan County Community Action Agency is in the process of helping the homeless shelter refurbish to better accommodate those in need and is in the process of exploring how to support the domestic violence shelter. The ongoing need for housing assistance is more challenging. Supporting better wage jobs is one strategy. Increasing the commitment to home repair may help those with housing, retain it. Continuing to provide limited rental assistance either directly or via contracts with local nonprofit organizations such as the Council of Churches is another.

# County of Powhatan



**DEPARTMENT OF SOCIAL SERVICES  
COMMUNITY ACTION PROGRAM  
NEEDS ASSESSMENT**

# Purpose:



- **To Create a Strategic Plan for the Community Action Program**
  - Powhatan CAP had been using Community Services Block Grant (CSBG) money for Emergency Services for 21 years.
  - These Services help in case by case situations...but do not address root causes of poverty.
  - Powhatan needed to determine how to best spend the money.

# Economic Profile



**May 2015:**

**Unemployment: 4.5% in Powhatan**

**Unemployment: 5.3% in the US**

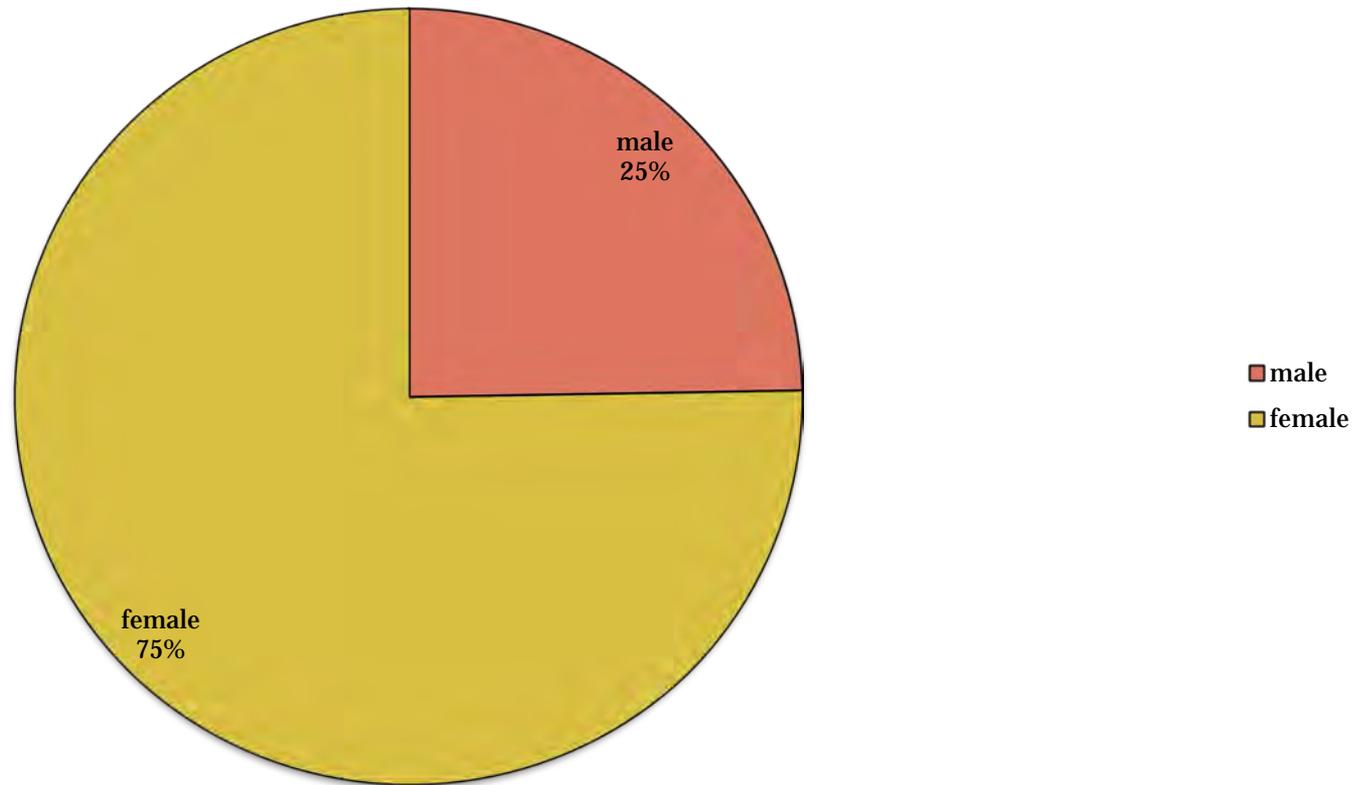
**Powhatan County: 5.4% are below 125% of the Federal Poverty Level--1681 people**

**37% of those 1681 live below 50% of FPL: 656**

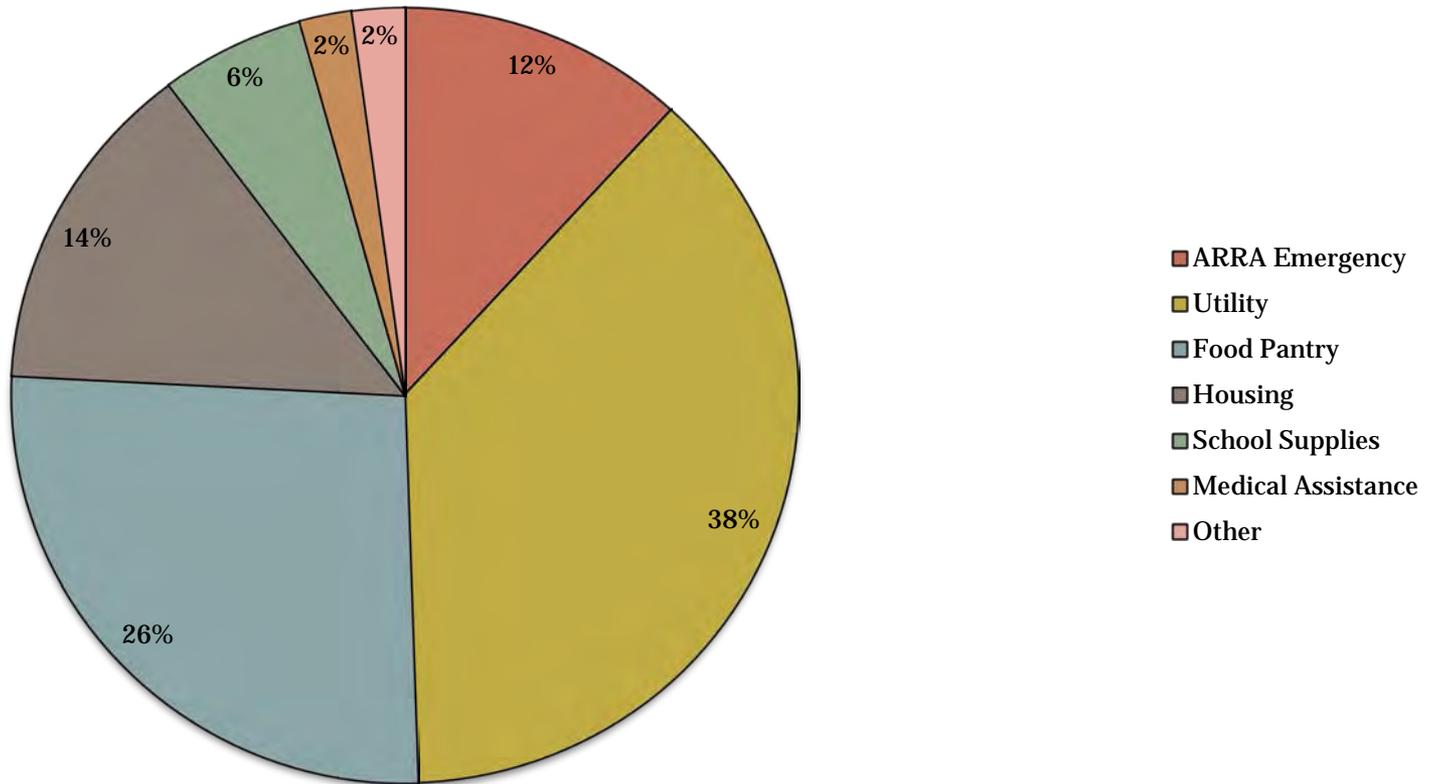
**61% of those are single females**

**11% of the 656 work full time in year round positions**

# Clients by Gender



# Services by Program



# Purpose of the CSBG



- **Reduce causes and conditions of poverty**
  - Can we do this with Emergency Services: NO
  - CAA Board determined four service areas:
    - ✦ Workforce Development
    - ✦ Transportation
    - ✦ Health
    - ✦ Housing

\*From County Needs Assessment

# Goals of Community Action



- **Low Income People Become More Self-Sufficient**
- **The conditions in Which Low Income People Live are Improved**
- **Low Income People Own a Stake in Their Community**
- **Partnerships are Achieved**
- **Agencies Increase Their Capacity to Achieve Results**
- **Low Income People Achieve their Potential—  
Strengthening Families and Support Systems**

# Partnerships



- Free Clinic of Powhatan
- Bright Beginnings YMCA
- Habitat
- Powhatan Head Start
- Powhatan Food Pantry
- Elk Hill
- Domestic Violence
- Powhatan Christmas Mother
- Powhatan Triad
- Powhatan Fatherhood Program

# Bridges Out of Poverty



- **Bridges Out of Poverty helps communities:**
  - Move individuals from poverty to self-sufficiency
  - Reduce social costs related to crime, poor health, welfare
  - Strengthen educational attainment and job skills
  - Enhance economic development
  - Improve on-the-job productivity
  - Revitalize neighborhoods
  - Build sustainable communities where everyone can live well

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# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-35 Amending the Fiscal Year 2016 Powhatan County Operating Budget by Budgeting and Appropriating \$41,520 in the Capital Projects Fund for Flat Rock Water Extension

Motion: Move to approve Resolution R-2016-35

Dates Previously Considered by Board: June 16, 2014 – Adopted R-2014-55

Summary of Item: On June 16, 2014 the Board of Supervisors approved Resolution R-2014-55 budgeting and appropriating \$188,840 to the Capital Projects Fund for Flat Rock Water Extension. Project estimates included Architect and Engineering fees and construction costs. Engineer design fees total \$22,805. On May 4<sup>th</sup>, 2016 seven bids were received for the project. The lowest responsive, responsible bidder price received is \$207,195. Total project costs \$230,000.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: \$41,520 budgeted and appropriated to Utilities Capital Projects Fund

Attachments: Resolutions tracking spreadsheet and Adopted Resolution R-2014-55

Staff/Contact: Ramona Carter, Publics Work Director, 804-598-5764, [rcarter@powhatanva.gov](mailto:rcarter@powhatanva.gov)  
Charla W. Schubert, Director of Finance, 804-598-5780, [cschubert@powhatanva.gov](mailto:cschubert@powhatanva.gov)

**RESOLUTION  
AMENDING THE FISCAL YEAR 2016 POWHATAN COUNTY OPERATING BUDGET  
BY BUDGETING AND APPROPRIATING \$41,520 FOR THE FLAT ROCK  
WATERLINE EXTENSION PROJECT**

**WHEREAS**, on May 18, 2015, the Powhatan County Board of Supervisors adopted Resolution R-2015-47, which adopted the Fiscal Year 2016 Powhatan Operating Budget in the amount of \$99,890,394; and

**WHEREAS**, the Code of Virginia Section [15.2-2507](#) states that any locality may amend its budget and must first hold a public hearing which is advertised once in the newspaper if any such amendment exceeds one percent of the total expenditures of the currently adopted budget; and

**WHEREAS**, the amendment of the budget in this resolution in the amount of \$41,520 (.0416%) does not exceed one percent of the adopted budget and therefore a public hearing was not held.

**NOW, THEREFORE, BE IT RESOLVED** that the FY 2016 Powhatan County Operating Budget is hereby amended, the funds appropriated as shown:

**UTILITIES CAPITAL PROJECT FUND**

**REVENUES**

Transfer from Water and Sewer Fund	3-502-041050-0501	\$	41,520.00
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**EXPENDITURES**

Flatrock Waterline Extension	4-502-044000-8201	\$	41,520.00
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**WATER AND SEWER FUND**

**REVENUES**

Use of Fund Balance	3-501-039999-0001	\$	41,520.00
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**EXPENDITURES**

Transfer to Utilities Capital Projects Fund	4-502-096000-0502	\$	41,520.00
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**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*     \_\_\_  
*Larry J. Nordvig*     \_\_\_  
*Angie Y. Cabell*     \_\_\_

*William E. Melton*     \_\_\_  
*Carson L. Tucker*     \_\_\_

**RESOLUTION**  
**AMENDING THE FISCAL YEAR 2014 POWHATAN COUNTY OPERATING BUDGET BY**  
**BUDGETING AND APPROPRIATING \$188,480 IN THE CAPITAL PROJECTS FUND FOR FLAT ROCK**  
**WATER EXTENSION**

**WHEREAS**, on April 29, 2013 the Powhatan County Board of Supervisors adopted Resolution R-2013-08 which adopted and appropriated the Fiscal Year 2014 Powhatan Operating Budget in the amount of \$100,927,799; and

**WHEREAS**, the Code of Virginia Section 15.2-2507 states that any locality may amend its budget and must first hold a public hearing which is advertised once in the newspaper if any such amendment exceeds one percent of the total expenditures of the currently adopted budget; and

**WHEREAS**, the amendment of the budget in this resolution does not exceed one percent of the adopted budget and therefore a public hearing was not held.

**NOW, THEREFORE, BE IT RESOLVED** that the FY 2014 Powhatan County Operating Budget is hereby amended and the funds appropriated as shown:

**GENERAL FUND**

**REVENUES**

Use of Fund Balance 3-100-039999-0001	\$ 142,980.00
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**EXPENDITURES**

Transfers to Capital Projects fund 4-100-093100-0301	\$ 142,980.00
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**CAPITAL PROJECTS FUND**

**REVENUES**

Transfer from general 3-301-095101-0100	\$ 142,980.00
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Transfer from water and sewer fund 3-301-095101-0501	\$ 20,500.00
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Developer Contribution 3-301-018990-0020	\$ 25,000.00
---	--------------

**EXPENDITURES**

Water/Sewer Extension Construction 4-301-044000-8201	\$ 188,480.00
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**WATER AND SEWER FUND**

**REVENUES**

Water connection 3-501-018990-0080	\$ 20,500.00
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**EXPENDITURES**

Transfers to Capital Projects fund 4-501-096000-0301	\$ 20,500.00
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ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON AUGUST 4, 2014.



\_\_\_\_\_  
Carson L. Tucker, Chairman  
Powhatan County Board of Supervisors

ATTEST:



\_\_\_\_\_  
Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors

**Recorded Vote:**

David T. Williams	<u>AYE</u>
Jason Moore	<u>AYE</u>
Barry C. Hodge	<u>ABSENT</u>
William E. Melton	<u>AYE</u>
Carson L. Tucker	<u>AYE</u>

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

Res Number	Purpose	Date Adopted	Amount	% of Budget	Public Hearing	Funding Source
R-2015-49	Two Sheriff Deputies	5/18/2015	75,000	0.075%	NO	Local Sales Tax Revenue
R-2015-51	FY 2016 CIP Projects	6/15/2015	2,500,000	2.503%	YES 11/2/2015	Capital Maintenance Reserve/Cash Proffers
R-2015-52	FY 2016 Other Capital Projects	6/15/2015	1,750,750	1.753%	YES 11/2/2015	Capital Maintenance Reserve/lease proceeds/EMS Fees
R-2015-53	Transfer to School Op Fund (already B&A in General Fund)	6/1/2015	20,000	0.020%	NO	Tax Revenue
R-2015-68	PSAP Grant	7/13/2015	37,991	0.038%	NO	Grant
R-2015-80	Transfer to SS Fund and Water Sewer Fund for Class/Comp Plan (already B&A in General Fund)	8/31/2015	63,181	0.063%	NO	General Fund Salary Contingency
R-2015-85	Circuit Court Clerk Grants	8/31/2015	19,835	0.020%	NO	Grants
R-2015-86	Comcast Grant	8/31/2015	3,000	0.003%	NO	Grant
R-2015-90	EMS Fees for Arrow EZ-10 Equipment	8/31/2015	3,700	0.004%	NO	EMS Fees
R-2015-88	Design Jr High School	9/1/2015	120,120	0.120%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-94	Bond Proceeds VRA Refunding for Debt Service	9/21/2015	28,252	0.028%	NO	Bond Proceeds
R-2015-96	<b>Transfer</b> from Contingency - \$7,000.00	9/21/2015	-	N/A	N/A	Contingency
R-2015-103	Ladder Truck	11/16/2015	294,000	0.294%	NO	Capital Maintenance Reserve/Cash Proffers
R-2015-104	Donations to TRIAD, Animal Shelter, Project Lifesaver, Sheriff Deputies and Robotics Club	11/16/2015	6,364	0.0064%	NO	Grants/Donations
R-2015-105	Byrne Justice Assistance Grant and DMV Grants	11/16/2015	40,794	0.0408%	NO	Grants
R-2015-106	Carryforwards from FY15 to FY16	11/16/2015	174,555	0.1747%	NO	General Fund Fund Balance
R-2015-107	<b>Transfer</b> from Contingency - \$7,925.00	11/16/2015	-	N/A	N/A	Contingency
R-2015-108	Carryforward funds for General RE Assessment Services	11/16/2015	32,039	0.0321%	NO	General Fund Fund Balance
R-2015-109	Victim Witness and Local Emergency Management Performance grants	11/16/2015	9,838	0.0098%	NO	Grants
R-2015-112	PSAP WEP Grant and Litter Control	12/7/2015	10,022	0.0100%	NO	Grants
R-2015-113	Comcast PEG Fees	12/7/2015	10,519	0.0105%	NO	Franchise agreement fees
R-2015-114	Dominion Power Econ Dev Roadmap Pilot Project	12/7/2015	10,000	0.0100%	NO	Grant
R-2015-115	JET Program Donations	12/7/2015	1,431	0.0014%	NO	Donations
R-2016-03	TANF and CSBG Grant funds	1/25/2016	418,515	0.4190%	NO	Grants
R-2016-04	Donations to TRIAD, Animal Shelter, K9 Bane and Robotics Club	1/25/2016	18,806	0.0188%	NO	Donations

**County of Powhatan  
Amendments to the FY 2016 Budget**

**Total Adopted Budget - All Funds = 99,890,394**  
**1% of Total Adopted Budget - All Funds = 998,904**

<b>Res Number</b>	<b>Purpose</b>	<b>Date Adopted</b>	<b>Amount</b>	<b>% of Budget</b>	<b>Public Hearing</b>	<b>Funding Source</b>
R-2016-05	Transfer from capital projects to the capital maintenance reserve	1/25/2016	-	N/A	N/A	Transfer
R-2016-06	Transfer from Contingency for Library security cameras		-	N/A	N/A	Contingency
R-2016-09	Grants and Donations	2/1/2016	6,579	0.0066%	NO	Donations
R-2016-10	Transfer from Contingency for fencing and backstop maintenance	2/22/2016	-	N/A	N/A	Contingency
R-2016-11	Grants and Donations	2/22/2016	12,858	0.0129%	NO	Grant
R-2016-19	Dominion Power Econ Dev Roadmap Pilot Project	4/18/2016	15,000	0.0150%	NO	Grant
R-2016-20	CSBG Grant Funds	4/18/2016	42,350	0.0424%	NO	Grant
R-2016-21	Insurance recoveries	4/18/2016	59,755	0.0598%	NO	Grant
R-2016-25	CIP - Bonded Projects	5/2/2016	54,455,000	54.5148%	NO	Bond Proceeds
R-2016-28	Naxolone Equipment	5/2/2016	-	N/A	N/A	Contingency
R-2016-32	VDEM Grant		3,268	0.0033%	NO	Grant
R-2016-33	CSBG Grant Funds		38,457	0.0385%	NO	Grant
R-2016-34	Transfer from Contingency for Sheriff's accrued leave and holiday payouts		-	N/A	N/A	Contingency
R-2016-35	Flat Rock Waterline Extension		41,520	0.0416%	NO	Water/Sewer Fund Balance

**Total Amendments = 60,323,499 60.390%**

**Total Amended Budget - All Funds = 160,213,893**



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-36 Authorizing the County Administrator to Execute a Contract with the Most Responsive Offeror to Request for Proposal IFB-2016-01 Sheetz Waterline Extension-Route 60 upon approval of the County Attorney

Motion: Move to approve Resolution R-2016-36

Dates Previously Considered by Board: June 16, 2014 – Adopted R-2014-55

Summary of Item: On June 16, 2014 the Board of Supervisors approved Resolution R-2014-55 budgeting and appropriating \$188,480 to the Capital Projects Fund for Flat Rock Water Extension. This resolution allows the County Administrator to execute a contract to deliver these services to the County upon County Attorney approval.

Staff:   X   Approve           Disapprove           See Comments

Commission/Board:   N/A   Approve           Disapprove           See Comments

County Administrator:      Approve           Disapprove           See Comments

Comments: None

Budget/Fiscal Impact: N/A

Attachments: None

Staff/Contact: Ramona Carter, Director of Public Works, 804-598-5764, [rcarter@powhatanva.gov](mailto:rcarter@powhatanva.gov);  
Charla W. Schubert, Director of Finance, 804-598-5780, [cschubert@powhatanva.gov](mailto:cschubert@powhatanva.gov)

**RESOLUTION  
AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT  
WITH THE MOST RESPONSIVE OFFEROR TO RFP-2016-01 SHEETZ WATERLINE  
EXTENSION-ROUTE 60 UPON APPROVAL OF THE COUNTY ATTORNEY**

**WHEREAS**, on June 16, 2014, the Board of Supervisors approved Resolution R-2014-55 budgeting and appropriating \$188,480 to Utilities Capital Projects Fund for the Sheetz waterline extension; and

**WHEREAS**, pursuant to the Virginia Public Procurement Act, Section 2.2-4301.1 of the Code of Virginia, the County of Powhatan issued Invitation for Bids 2016-01 on May 4, 2016, to solicit bids for the construction of Sheetz Waterline Extension- Route 60 in accordance with § 58.1-3270 of the Code of Virginia, 1950, as amended; and

**WHEREAS**, the County received seven bids in response to said IFB; and

**WHEREAS**, Staff has met and evaluated the proposals received and determined the most responsive offeror using best value procurement procedures; and

**WHEREAS**, Staff is in current negotiations with the most responsive offeror.

**NOW, THEREFORE, BE IT RESOLVED** that the County Administrator is authorized to execute a contract with the most responsive offeror upon approval by the County Attorney.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors**

*Recorded Vote:*

David T. Williams     \_\_\_  
Larry J. Nordvig     \_\_\_  
Angela Y. Cabell     \_\_\_  
William E. Melton    \_\_\_  
Carson L. Tucker    \_\_\_

Board of Supervisors:

William E. Melton, Chairman  
Larry J. Nordvig, Vice-Chairman  
David T. Williams  
Angela Y. Cabell  
Carson L. Tucker

County Administrator

Patricia A. Weiler

THE COUNTY OF  
**POWHATAN**  
VIRGINIA

3834 Old Buckingham Road, Suite A  
Powhatan, Virginia 23139  
Tel 804-598-5612 Fax 804-598-7835  
Website: [www.powhatanva.gov](http://www.powhatanva.gov)

**PROCLAMATION  
OLDER AMERICANS MONTH  
MAY, 2016**

**Whereas**, Powhatan is a community that includes older citizens who deserve recognition for their contributions and this is a population that continues to grow in numbers and diversity; and

**Whereas**, each May is recognized as Older Americans Month by the United States and the Commonwealth of Virginia and is a time to celebrate healthy aging and community living; and

**Whereas**, this year's theme for Older Americans Month is "Blaze a Trail," which emphasizes the value of raising awareness about issues facing older adults and caregivers by making communities livable for people of all ages and providing opportunities for engagement; and

**Whereas**, since 1965, the Older Americans Act and other programs have provided services to help older adults remain healthy and independent by complementing medical/ health care and addressing basic needs through home and community supports such as home care, transportation and meals; and

**Whereas**, the programs provided by Powhatan Department of Social Services support long term care needs of older citizens and their families and address issues of self-neglect, neglect, abuse and exploitation to prevent elder abuse; and

**Whereas**, Powhatan County and the Friendship Café provide meals and opportunities for engagement, exercise and socialization; and

**Whereas**, the Friendship Café Manager and Care Coordinator from Senior Connections, The Capital Area Agency on Aging support family caregivers and provides services to meet the diverse needs of older citizens, persons with disabilities and caregivers; and

**Whereas**, Powhatan County recognizes the value of helping older adults remain healthy and active; and

**Whereas**, Powhatan County provides opportunities to enrich the lives of individuals of all ages through:

Intergenerational activities, health/wellness, life-long learning and social inclusion.

Home and community-based services.

Opportunities for older adults to share wisdom and experience.

**NOW, THEREFORE, BE IT PROCLAIMED** that the Powhatan Board of Supervisors do hereby proclaim May 2016 to be Older Americans Month.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams* \_\_\_\_\_

*William E. Melton* \_\_\_\_\_

*Larry J. Nordvig* \_\_\_\_\_

*Carson L. Tucker* \_\_\_\_\_

*Angela Y. Cabell* \_\_\_\_\_

Board of Supervisors:  
William E. Melton, Chairman  
Larry J. Nordvig, Vice-Chairman  
David T. Williams  
Angela Y. Cabell  
Carson L. Tucker

THE COUNTY OF  
**POWHATAN**  
VIRGINIA

3834 Old Buckingham Road, Suite A  
Powhatan, Virginia 23139  
Tel 804-598-5612 Fax 804-598-7835  
Website: [www.powhatanva.gov](http://www.powhatanva.gov)

County Administrator  
Patricia A. Weiler

**PROCLAMATION  
COMMUNITY ACTION MONTH  
MAY, 2016**

**Whereas**, for more than 52 years, Community Action agencies have put a human face on poverty by advocating for those who do not have a voice; and

**Whereas**, Community Action builds and promotes economic stability as an essential aspect of enabling and enhancing stronger communities; and

**Whereas**, Community Action enhances millions of American lives by providing essential, life-changing services and opportunities such as affordable housing, economic development, health care, energy assistance, and natural disaster relief; and

**Whereas**, Virginia Community Action agencies leverage more than \$12 for each dollar of Community Services Block Grant funding to provide programs and services to about 170,000 low-income individuals; and

**Whereas**, Community Action revitalizes communities and moves individuals toward self-sufficiency; and

**Whereas**, Virginia Community Action Agencies will continue to implement innovative and cost-effective programs to improve the lives and living conditions of impoverished Virginians; provide support and opportunities for all citizens in need of assistance; and serve as voices of reason in establishing systems reforms.

**NOW, THEREFORE, BE IT PROCLAIMED** that the Powhatan Board of Supervisors do hereby proclaim May 2016 to be Community Action Month.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams* \_\_\_\_\_  
*William E. Melton* \_\_\_\_\_

*Larry J. Nordvig* \_\_\_\_\_  
*Carson L. Tucker* \_\_\_\_\_

*Angela Y. Cabell* \_\_\_\_\_

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# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: Resolution R-2016-37 Approving the Secondary Six-Year Road Plan for Fiscal Years 2017-2022 and the Secondary System Construction Budget Priority List for Fiscal Year 2017

Motion: Move to approve Resolution R-2016-37

Dates Previously  
Considered by Board: N/A

Summary of Item: The Code of Virginia requires the Board of Supervisors, jointly with Virginia Department of Transportation (VDOT), prepare six-year plan identifying improvements that are anticipated to be made to the secondary road system in the county. The recommended FY 2017-2022 Secondary System Six-Year Improvement Plan (SSYP) and FY 2017 Construction Priority List has been developed by VDOT and County Staff based on projected state revenues of approximately \$89,000 per year and approximately \$5,300 per year (average of the six years of the Plan) which must be used for hard surfacing unpaved roads. The Plan recommends using the surplus funding from Huguenot Trail/Pleasants Road Intersection Improvement Project to address the shortfall in the Carter-Gallier Blvd. Project. Staff will request Regional Surface Transportation (RSTP) funds for the remaining shortfall from the RRTPO during the annual process this fall. VDOT staff will be present to discuss and to recommend approval of the SSYP and the Construction Priority List for Powhatan County. No local funds are included in the Plan.

Notice of the May 23, 2016 public hearing was published in the Powhatan Today on May 11 and 18, 2016.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments

County Administrator:   Approve  Disapprove  See Comments

Budget/Fiscal Impact: None

Attachments: Resolution (R-2016-37); 2017 Budget Priority List; 2017-2022 SSYP; Future Projects List

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

**RESOLUTION APPROVING THE SECONDARY SYSTEM CONTRUCTION BUDGET  
PRIORTIY LIST FOR FISCAL YEAR 2017 AND THE SECONDARY SIX YEAR ROAD PLAN  
FOR FISCAL YEARS 2017-2022**

**WHEREAS**, §33.2-331 of the 1950 Code of Virginia, as amended, provides the governing body of each county in the secondary state highway system the opportunity to, jointly with the Virginia Department of Transportation (VDOT), prepare a Six-Year Plan for the improvement of the Secondary State Highway System in each county; and

**WHEREAS**, the Powhatan County Board of Supervisors had previously agreed to assist in the preparation of this Plan, in accordance with the VDOT policies and procedures, and participated in a public hearing on the proposed Plan (2017 through 2022) as well as the Construction Priority List (2017) on May 23, 2016 after duly advertised so that all citizens of the County had the opportunity to participate in said hearing and to make comments and recommendations concerning the proposed Plan and Priority List; and

**WHEREAS**, representatives of the VDOT appeared before the Board and recommended approval of the Six-Year Plan for Secondary Roads (2017 through 2022) and the Construction Priority List (2017) for Powhatan County; and

**WHEREAS**, said Priority List appears to be in the best interests of the Secondary Road System in Powhatan County and of the citizens residing on the Secondary System.

**WHEREAS**, on May 11 and 18, 2016, a notice of public hearing was published in the Powhatan Today; and

**WHEREAS**, on May 23, 2016, a public hearing was held at 7:00 PM in the Powhatan County Village Building Auditorium.

**NOW, THEREFORE, BE IT RESOLVED** by the Powhatan County Board of Supervisors that the Secondary Six Year Plan for Fiscal Years 2017 through 2022 and the Secondary System Construction Budget Priority List for Fiscal Year 2017, as attached, are hereby approved.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

*Recorded Vote:*

*David T. Williams*        \_\_\_  
*Larry J. Nordvig*        \_\_\_  
*Anglea Y. Cabell*        \_\_\_  
*William E. Melton*       \_\_\_  
*Carson L. Tucker*       \_\_\_

Secondary System  
Powhatan County  
Construction Program  
Estimated Allocations

Fund	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
CTB Formula - Unpaved State	\$3,712	\$4,378	\$5,036	\$4,840	\$0	\$0	\$17,966
Secondary Unpaved Roads	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TeleFee	\$89,403	\$89,403	\$89,403	\$89,403	\$89,403	\$89,403	\$536,418
Residue Parcels	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STP Converted from IM	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP - Bond Match	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Formula STP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MG Formula	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BR Formula	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other State Match	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Grant - Unpaved	\$0	\$0	\$0	\$0	\$6,795	\$6,795	\$13,590
<b>Total</b>	<b>\$93,115</b>	<b>\$93,781</b>	<b>\$94,439</b>	<b>\$94,243</b>	<b>\$96,198</b>	<b>\$96,198</b>	<b>\$567,974</b>

Board Approval Date:

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Residency Administrator

Date

-----

County Administrator

Date

District: Richmond

County: Powhatan County

Board Approval Date:

2017-18 through 2021-22

Route PPMS ID Accomplishment Type of Funds Type of Project Priority #	Road Name Project # Description FROM TO Length	Estimated Cost     Ad Date	Previous Funding	Budget	Traffic Count Scope of Work FHWA # Comments
0711 19056 RAAP CONTRACT STP SECONDARY - ONE HEARING DESIGN 0000.00	HUGUENOT TRAIL 0711072180 RTE 711 - REALIGN INTERSECTION TO IMPROVE SIGHT DISTANCE 0.23 MI WEST RTE 616 0.15 MI EAST RTE 616 0.4	PE \$549,513 RW \$520,929 CON \$1,793,184 Total <b>\$2,863,626</b>  10/8/2013	<b>\$3,066,503</b>	<b>\$0</b>	2045 Safety 13021
1343 8216 RAAP CONTRACT STP Double Hearing 0001.00	Carter Gallier Boulevard 1343072144 RTE 1343 - NEW ROADWAY CONSTRUCTION Intersection Luck Stone Entrance Intersection Route 60 (State Police Crossover) 0.6	PE \$1,280,000 RW \$2,829,407 CON \$3,203,784 Total <b>\$7,313,191</b>  4/11/2017	<b>\$227,776</b>	<b>\$88,903</b>	600 New Construction Roadway 14001
0711 86442 RAAP CONTRACT BR,STP Single Hearing 0002.00	HUGUENOT TRAIL 0711072564 RTE 711 - MAJOR WIDENING (FED ID 13865) 0.370 MI. EAST OF RTE. 288 0.142 MI. EAST OF THE POWHATAN / CHESTERFIELD COUNTY LINE 1.2	PE \$2,300,000 RW \$2,495,000 CON \$13,383,424 Total <b>\$18,178,424</b>  11/8/2016	<b>\$126,260</b>	<b>\$0</b>	15500 Reconstruction w/ Added Capacity 13003
0711 90931 RAAP CONTRACT STP Single Hearing 0003.00	HUGUENOT TRAIL 0711072575 ROUTE 711 - INTERSECTION IMPROVEMENTS AT ROUTES 607 & 721 0.9	PE \$165,000 RW \$100,000 CON \$550,000 Total <b>\$815,000</b>  12/31/202 8	<b>\$0</b>	<b>\$0</b>	6784 Reconstruction w/ Added Capacity 13003
0655 107314 STATE FORCES/HIRED EQUIPMENT  Tier 1 - Simple Maintenance (PE & CN) 0004.00	KOOL LANE 0655072P02 RTE 655 - RURAL RUSTIC RTE 522 (MAIDENS RD) END STATE MAINTENANCE 1.1	PE \$5,000 RW \$0 CON \$150,000 Total <b>\$155,000</b>  2/16/2018	<b>\$47,999</b>	<b>\$3,712</b>	Resurfacing 16005

District: Richmond

County: Powhatan County

Board Approval Date:

2017-18 through 2021-22

Route PPMS ID Accomplishment Type of Funds Type of Project Priority #	Road Name Project # Description FROM TO Length	Estimated Cost    Ad Date	Previous Funding	Budget	Traffic Count Scope of Work FHWA # Comments
8888 -12022 NOT APPLICABLE  0005.00	VARIOUS LOCATIONS 8888072599 POWHATAN COUNTY - FUTURE UNPAVED ROADS COUNTYWIDE COUNTYWIDE 0.0	PE \$200,620 RW \$0 CON \$0 Total <b>\$200,620</b>  3/1/2030	<b>\$200,620</b>	<b>\$0</b>	Resurfacing 16005
4007 100056  S 8888.01	1204007 COUNTYWIDE TRAFFIC SERVICES VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$40,000 Total <b>\$40,000</b>  3/1/2030	<b>\$12,000</b>	<b>\$0</b>	0 Safety 16021 TRAFFIC SERVICES INCLUDE SECONDARY SPEED ZONES, SPEED STUDIES, OTHER NEW SECONDARY SIGNS
4003 100061  S 8888.02	1204003 COUNTYWIDE RURAL ADDITIONS VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total <b>\$30,000</b>  3/1/2030	<b>\$1,610</b>	<b>\$500</b>	0 Reconstruction w/o Added Capacity 16004 RURAL ADDITIONS - ADDITIONS TO SYSTEM PURSUANT TO VIRGINIA CODE SECTION 33.1-72.1 OR CTB RURAL ADDITION POLICY. ROLLOVER OF FUNDS CAN BE FOR FIVE YEARS
4009 100141  S 8888.03	1204009 COUNTYWIDE TRAFFIC CALMING VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total <b>\$30,000</b>  3/1/2030	<b>\$700</b>	<b>\$0</b>	0 Safety 16021 THE INSTALLATION OF TRAFFIC CALMING MEASURES AS INDICATED INT HE TRAFFIC CALMING GUIDE
4005 100165  S 8888.04	1204005 COUNTYWIDE ENGINEERING & SURVEY VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total <b>\$30,000</b>  3/1/2030	<b>\$700</b>	<b>\$0</b>	0 Preliminary Engineering 16015 MINOR SURVEY & PRELIMINARY ENGINEERING FOR BUDGET ITEMS AND INCIDENTAL TYPE WORK

District: Richmond

County: Powhatan County

Board Approval Date:

2017-18 through 2021-22

Route PPMS ID Accomplishment Type of Funds Type of Project Priority #	Road Name Project # Description FROM TO Length	Estimated Cost  Ad Date	Previous Funding	Budget	Traffic Count Scope of Work FHWA # Comments
4006 100278 S 8888.05	1204006 COUNTYWIDE FERTILIZATION & SEEDING VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	<i>PE</i> \$0 <i>RW</i> \$0 <i>CON</i> \$30,000 <i>Total</i> <b>\$30,000</b>  3/1/2030	<b>\$700</b>	<b>\$0</b>	0 Preliminary Engineering 16015 FERTILIZATION AND SEEDING TO IMPROVE SLOPE STABILIZATION ON SECONDARY SYSTEM
4008 100336 S 8888.06	1204008 COUNTYWIDE RIGHT OF WAY ENGR. VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	<i>PE</i> \$0 <i>RW</i> \$0 <i>CON</i> \$30,000 <i>Total</i> <b>\$30,000</b>  1/30/2030	<b>\$1,600</b>	<b>\$0</b>	0 Right of Way 16016 USE WHEN IMPARTICAL TO OPEN A PROJECT: ATTORNEY FEES and ACQUISITION COST.

Secondary System  
Powhatan County  
Construction Program  
Estimated Allocations

Fund	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
CTB Formula - Unpaved State	\$3,712	\$4,378	\$5,036	\$4,840	\$0	\$0	\$17,966
Secondary Unpaved Roads	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TeleFee	\$89,403	\$89,403	\$89,403	\$89,403	\$89,403	\$89,403	\$536,418
Residue Parcels	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STP Converted from IM	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP - Bond Match	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Formula STP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MG Formula	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BR Formula	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other State Match	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal STP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Grant - Unpaved	\$0	\$0	\$0	\$0	\$6,795	\$6,795	\$13,590
<b>Total</b>	<b>\$93,115</b>	<b>\$93,781</b>	<b>\$94,439</b>	<b>\$94,243</b>	<b>\$96,198</b>	<b>\$96,198</b>	<b>\$567,974</b>

Board Approval Date:

-----

Residency Administrator

Date

-----

County Administrator

Date

District: Richmond  
 County: Powhatan County  
 Board Approval Date:

## SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

2017-18 through 2021-22

Route PPMS ID Accomplishment Type of Funds Type of Project Priority #	Road Name Project # Description FROM TO Length	Estimated Cost  Ad Date	Previous Funding  SSYP Funding Other Funding Total	Additional Funding Required	PROJECTED FISCAL YEAR ALLOCATIONS						Balance to complete	Traffic Count Scope of Work FHWA # Comments
					2016-17	2017-18	2018-19	2019-20	2020-21	2021-22		
Rt.0711 19056 RAAP CONTRACT STP SECONDARY - ONE HEARING DESIGN 0000.00	HUGUENOT TRAIL 0711072180 RTE 711 - REALIGN INTERSECTION TO IMPROVE SIGHT DISTANCE 0.23 MI WEST RTE 616 0.15 MI EAST RTE 616 0.4	PE \$549,513 RW \$520,929 CON \$1,793,184 Total \$2,863,626  10/8/2013	\$3,066,503 \$48,917 \$3,115,420	(\$251,794)	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 (\$251,794)	2045 Safety 13021	
Rt.1343 8216 RAAP CONTRACT STP Double Hearing 0001.00	Carter Gallier Boulevard 1343072144 RTE 1343 - NEW ROADWAY CONSTRUCTION Intersection Luck Stone Entrance Intersection Route 60 (State Police Crossover) 0.6	PE \$1,280,000 RW \$2,829,407 CON \$3,203,784 Total \$7,313,191  4/11/2017	\$227,776 \$4,150,902 \$4,378,678	\$2,934,513	\$88,903 \$2,328,899 \$2,417,802	\$88,903 \$0 \$88,903	\$88,903 \$0 \$88,903	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0 \$338,905	600 New Construction Roadway 14001	
Rt.0711 86442 RAAP CONTRACT BR,STP Single Hearing 0002.00	HUGUENOT TRAIL 0711072564 RTE 711 - MAJOR WIDENING (FED ID 13865) 0.370 MI. EAST OF RTE. 288 0.142 MI. EAST OF THE POWHATAN / CHESTERFIELD COUNTY LINE 1.2	PE \$2,300,000 RW \$2,495,000 CON \$13,383,424 Total \$18,178,424  11/8/2016	\$126,260 \$2,575,647 \$2,701,907	\$15,476,517	\$0 \$2,123,626 \$2,123,626	\$0 \$4,727,566 \$4,727,566	\$0 \$8,625,325 \$8,625,325	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0 \$0	15500 Reconstruction w/ Added Capacity 13003	
Rt.0711 90931 RAAP CONTRACT STP Single Hearing 0003.00	HUGUENOT TRAIL 0711072575 ROUTE 711 - INTERSECTION IMPROVEMENTS AT ROUTES 607 & 721 0.9	PE \$165,000 RW \$100,000 CON \$550,000 Total \$815,000  12/31/2028	\$0 \$0 \$0	\$815,000	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$88,903 \$0 \$88,903	\$89,403 \$0 \$89,403	\$89,403 \$0 \$89,403 \$547,291	6784 Reconstruction w/ Added Capacity 13003	
Rt.0655 107314 STATE FORCES/HIRED EQUIPMENT  Tier 1 - Simple Maintenance (PE & CN) 0004.00	KOOL LANE 0655072P02 RTE 655 - RURAL RUSTIC RTE 522 (MAIDENS RD) END STATE MAINTENANCE 1.1	PE \$5,000 RW \$0 CON \$150,000 Total \$155,000  2/16/2018	\$47,999 \$0 \$47,999	\$107,001	\$3,712 \$0 \$3,712	\$4,378 \$0 \$4,378	\$5,036 \$0 \$5,036	\$4,840 \$0 \$4,840	\$6,795 \$0 \$6,795	\$6,795 \$0 \$6,795 \$75,445	Resurfacing 16005	

District: Richmond  
 County: Powhatan County  
 Board Approval Date:

## SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

2017-18 through 2021-22

Route	Road Name	Estimated Cost	Previous Funding	Additional Funding Required	PROJECTED FISCAL YEAR ALLOCATIONS						Balance to complete	Traffic Count Scope of Work FHWA # Comments	
					2016-17	2017-18	2018-19	2019-20	2020-21	2021-22			
PPMS ID	Project #												
Accomplishment	Description												
Type of Funds	FROM		SSYP Funding										
Type of Project	TO		Other Funding										
Priority #	Length	Ad Date	Total										
Rt.8888 -12022 NOT APPLICABLE  0005.00	VARIOUS LOCATIONS 8888072599 POWHATAN COUNTY - FUTURE UNPAVED ROADS COUNTYWIDE COUNTYWIDE 0.0	PE \$200,620 RW \$0 CON \$0 Total \$200,620	\$200,620 \$0 \$0 \$200,620		\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0	Resurfacing 16005	
Rt.4007 100056  S  8888.01	1204007 COUNTYWIDE TRAFFIC SERVICES VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$40,000 Total \$40,000  3/1/2030	\$12,000 \$0 \$12,000	\$28,000	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$28,000	0 Safety 16021 TRAFFIC SERVICES INCLUDE SECONDARY SPEED ZONES, SPEED STUDIES, OTHER NEW SECONDARY SIGNS	
Rt.4003 100061  S  8888.02	1204003 COUNTYWIDE RURAL ADDITIONS VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total \$30,000  3/1/2030	\$1,610 \$0 \$1,610	\$28,390	\$500 \$0 \$500	\$500 \$0 \$500	\$500 \$0 \$500	\$500 \$0 \$500	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$26,390	0 Reconstruction w/o Added Capacity 16004 RURAL ADDITIONS - ADDITIONS TO SYSTEM PURSUANT TO VIRGINIA CODE SECTION 33.1- 72.1 OR CTB RURAL ADDITION POLICY. ROLLOVER OF FUNDS CAN BE FOR FIVE YEARS
Rt.4009 100141  S  8888.03	1204009 COUNTYWIDE TRAFFIC CALMING VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total \$30,000  3/1/2030	\$700 \$0 \$700	\$29,300	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$29,300	0 Safety 16021 THE INSTALLATION OF TRAFFIC CALMING MEASURES AS INDICATED INT HE TRAFFIC CALMING GUIDE
Rt.4005 100165  S  8888.04	1204005 COUNTYWIDE ENGINEERING & SURVEY VARIOUS LOCATIONS IN COUNTY VARIOUS LOCATIONS IN COUNTY	PE \$0 RW \$0 CON \$30,000 Total \$30,000  3/1/2030	\$700 \$0 \$700	\$29,300	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$29,300	0 Preliminary Engineering 16015 MINOR SURVEY & PRELIMINARY ENGINEERING FOR BUDGET ITEMS AND INCIDENTAL TYPE WORK

District: Richmond  
 County: Powhatan County  
 Board Approval Date:

### SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

2017-18 through 2021-22

Route	Road Name	Estimated Cost	Previous Funding	Additional Funding Required	PROJECTED FISCAL YEAR ALLOCATIONS						Balance to complete	Traffic Count	
					2016-17	2017-18	2018-19	2019-20	2020-21	2021-22			
PPMS ID	Project #												Scope of Work
Accomplishment	Description												FHWA #
Type of Funds	FROM		<i>SSYP Funding</i>										Comments
Type of Project	TO		<i>Other Funding</i>										
Priority #	Length	Ad Date	<i>Total</i>										
Rt.4006		<i>PE</i>	\$0										0
100278	1204006	<i>RW</i>	\$0	<b>\$700</b>	\$0	\$0	\$0	\$0	\$0	\$0			Preliminary Engineering
S	COUNTYWIDE FERTILIZATION & SEEDING	<i>CON</i>	\$30,000	<b>\$0</b>	\$0	\$0	\$0	\$0	\$0	\$0			16015
	VARIOUS LOCATIONS IN COUNTY	<i>Total</i>	<b>\$30,000</b>	<b>\$700</b>	<b>\$29,300</b>	\$0	\$0	\$0	\$0	\$0	<b>\$29,300</b>		FERTILIZATION AND SEEDING TO IMPROVE SLOPE STABILIZATION ON SECONDARY SYSTEM
8888.05	VARIOUS LOCATIONS IN COUNTY	3/1/2030											
Rt.4008		<i>PE</i>	\$0										0
100336	1204008	<i>RW</i>	\$0	<b>\$1,600</b>	\$0	\$0	\$0	\$0	\$0	\$0			Right of Way
S	COUNTYWIDE RIGHT OF WAY ENGR.	<i>CON</i>	\$30,000	<b>\$0</b>	\$0	\$0	\$0	\$0	\$0	\$0			16016
	VARIOUS LOCATIONS IN COUNTY	<i>Total</i>	<b>\$30,000</b>	<b>\$1,600</b>	<b>\$28,400</b>	\$0	\$0	\$0	\$0	\$0	<b>\$28,400</b>		USE WHEN IMPARTICAL TO OPEN A PROJECT: ATTORNEY FEES and ACQUISITION COST.
8888.06	VARIOUS LOCATIONS IN COUNTY	1/30/2030											

**Powhatan County**  
**2017 – Future Potential Candidate Projects to Consider**

**Secondary Six Year Plan FY17– FY22 - Secondary Project Priority List:**

- Route 609 & Route 13 – Intersection Improvements
- Route 604 – Genito Bridge at Powhatan and Amelia County Line
- Route 1002 & Route 13 – Sight distance improvements
- US 60 (Anderson Highway) & Route 622 (Dorset Road) – Intersection Improvements

**Primary Projects:**

- Route 60 / Holly Hill Subdivision – Install Right Turn Lane

**NOTE: These projects are not in any priority order and are projects the Board of Supervisors can consider for future funding in Powhatan County. This list is for reference only and is not binding in any way.**

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**ORDINANCE O-2016-18**

**An Ordinance to conditionally rezone approximately 14.6 acres of land located on the north side of Hancock Road at its intersection with Darley Drive, from Agricultural-10 (A-10) to Residential-2 (R-2)**

**WHEREAS**, Manage This LLC has submitted a request to the Powhatan County Board of Supervisors to rezone 14.6<sup>±</sup> acres of land located on the north side of Hancock Road at its intersection with Darley Drive, further identified as Tax Parcels 30-14G and 30-14K, from Agricultural-10 (A-10) to Residential-2 (R-2); and

**WHEREAS**, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof, and

**WHEREAS**, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, the Planning Commission advertised and held a public hearing on the proposed Rezoning, on May 3, 2016 and all of those who spoke on this topic were heard; and

**WHEREAS**, the Planning Commission voted recommended denial of the request to rezone the subject properties; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning;

**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on May 11, 2016 and May 18, 2016; and

**WHEREAS**, the full text of this request was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on May 23, 2016, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED**, that the Powhatan County Board of Supervisors hereby approves Ordinance O-2016-18 to rezone a 14.6<sup>±</sup> acre property on the north side of Hancock Road, further identified as Tax Parcels 30-14G and 30-14K, from Agricultural-10 (A-10) to Residential-2 (R-2).

**APPROVED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

---

**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

---

**Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors**

**Recorded Vote:**

<b>David T. Williams</b>	_____
<b>Larry J. Nordvig</b>	_____
<b>Angela Y. Cabell</b>	_____
<b>William E. Melton</b>	_____
<b>Carson L. Tucker</b>	_____

**O-2016-18 to rezone a 14.6<sup>±</sup> acre property located on the north side of Hancock Road at its intersection with Darley Drive, further identified as Tax Parcels 30-14G and 30-14K, from Agricultural-10 (A-10) to Residential-2 (R-2)**





## 16-01-REZC – Nuckols/Manage This LLC Hancock Road

Staff Report prepared for the Planning Commission

*Revised March 9, 2016*

*Revised April 6, 2016*

*Revised April 22, 2016*

*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

### I. PUBLIC HEARINGS:

Planning Commission	March 1, 2016	Deferred by Staff Request
Planning Commission	April 5, 2016	Recommended Denial
Board of Supervisors	May 23, 2016	Public Hearing

### II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	Residential-2 (R-2)	
Existing Zoning:	Agricultural-10 (A-10)	
Parcel Size:	14.6 ± acres total (13.1 ac. & 1.5 ac.)	
Parcel ID#	30-14G; 30-14K	
Owner(s):	Manage This, LLC	
Location of Property:	North side of Hancock Road at intersection of Hancock Rd. and Darley Drive	
Electoral District:	#1 Subletts/Manakin/Flat Rock	
Land Use Plan Recommendation:	Rural Residential and Natural Conservation	
Zoning of Surrounding Property:	North:	Agricultural-10 (A-10)
	South:	Residential-2 (R-2); Agricultural-10 (A-10)
	East:	Agricultural-10 (A-10)
	West:	Agricultural-10 (A-10)

### **III. EXECUTIVE SUMMARY:**

The applicant is requesting the conditional rezoning of 14.6 ± acres located on the north side of Hancock Road at its intersection with Darley Drive from Agricultural-10 (A-10) to Residential-2 (R-2). The parcel is further identified as Tax Parcels 30-14G and 30-14K. The applicant has initiated the rezoning to subdivide Tax Parcel 30-14G into four (4) two-acre lots and complete a lot line adjustment to Tax Parcel 30-14K by adding 0.5 acres to form a 2.0 acre parcel. The applicant has voluntarily submitted proffers for consideration.

At the March 1, 2016 Planning Commission meeting, Staff requested the removal of the public hearing from the meeting agenda and the deferral of the request until the April 5, 2016 meeting to allow for a property ownership issue to be resolved prior to the Commission hearing the request. The Commission voted 4-0 to approve the amended agenda and deferring the request to the April meeting.

At the April 5, 2016 Planning Commission meeting, the Commission conducted a public hearing to consider the request. During the public hearing three (3) citizens spoke against the request citing environmental issues related to a spring located on the property and a preference to see only two (2) homes constructed on the property. After closing the public hearing, the Commission discussed the case with staff and the applicant's representative. Upon completion of the discussion, the Commission voted 4-1 to recommend denial of the request to the Board of Supervisors citing lack of compliance with the Comprehensive Plan and the Zoning Ordinance.

### **IV. SUBJECT PROPERTY:**

The subject property consists of 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darley Drive (Rt. 1306). The subject property consists of two (2) parcels, Tax Parcel 30-14G, which consists of 13.1 acres, and Tax Parcel 30-14K, which consists of 1.5 acres. The properties are currently zoned Agricultural-10 (A-10), and the current land use designation is Vacant Rural Residential. The proposed rezoning of the 14.6 ± acres consists of approximately 1,160 feet of road frontage along Hancock Road. The surrounding properties are zoned predominately Agricultural-10 (A-10) with the Timber Mill subdivision to the south zoned Residential-2 (R-2) and Chestnut Oaks subdivision zoned Residential-Utility (R-U).





**VII. COMPREHENSIVE PLAN ANALYSIS:**

The 2010 Long –Range Comprehensive Plan designates the subject properties as Rural Residential and Natural Conservation on the Countywide Land Use Plan Map.

The request is generally consistent with the Goals of the Rural Residential Area in the 2010 Long-Range Comprehensive Plan, which states in part:

*“The rural residential areas should be a semi-rural community of single-family homes and small estate type development. Subdivisions should be designed to respect natural features of the landscape and accommodate new residential growth. All future development in the rural residential areas should follow the guidelines for conservation subdivision to cluster lots on the most buildable land and preserve large areas of open space and natural features to help maintain a country or rural character while allowing for residential growth.”*

While the subject properties are outside of the Rt. 60 Corridor East Special Area Plan, the land development pattern in the vicinity of the subject properties is consistent with that of the Special Area Plan. Consideration should be given to amending the Future Land Use Map to include the area between the subject properties and the current boundary of the Special Area Plan in the Rt. 60 Corridor East Special Area Plan to include the existing development given that the density and development pattern of the subdivisions is consistent with the Special Area Plan and Village Base District development philosophy.

**VIII. PROFFERED CONDITIONS:**

The applicant has proffered the following conditions with this rezoning request:

1. The acreage remainder of TM No. 30, Parcel 14G to be combined with TM No. 30, Parcel 14K to make a 2.00 acre Parcel.
2. Minimum size dwelling is 1500 sq.ft.
3. Maximum of four (4) lots (3.1 acre average).
4. Cash proffer of \$1,880.00 to Powhatan County.
5. Driveways side by side for Lots 1 & 2 and Lots 3 & 4 (see plat).

**IX. STAFF RECOMMENDATION:**

The request is generally consistent with the recommendations of the 2010 Comprehensive Land Use Plan and the existing pattern of development in the vicinity of the proposed development, and therefore staff recommends approval of the request submitted by Nathan Nuckols to conditionally rezone 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darley Drive (Rt. 1306), further identified as Tax Parcels 30-14G and 30-14K from A-10 to R-2, and amend the County’s Zoning District Map with proffered conditions.

**X. PLANNING COMMISSION RECOMMENDATION:**

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission, on a vote of 4-1 recommends *denial* of the request submitted by Nathan Nuckols to conditionally rezone 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darley Drive (Rt. 1306), further identified as Tax Parcels 30-14G and 30-14K from A-10 to R-2, and amend the County's Zoning District Map with proffered conditions.

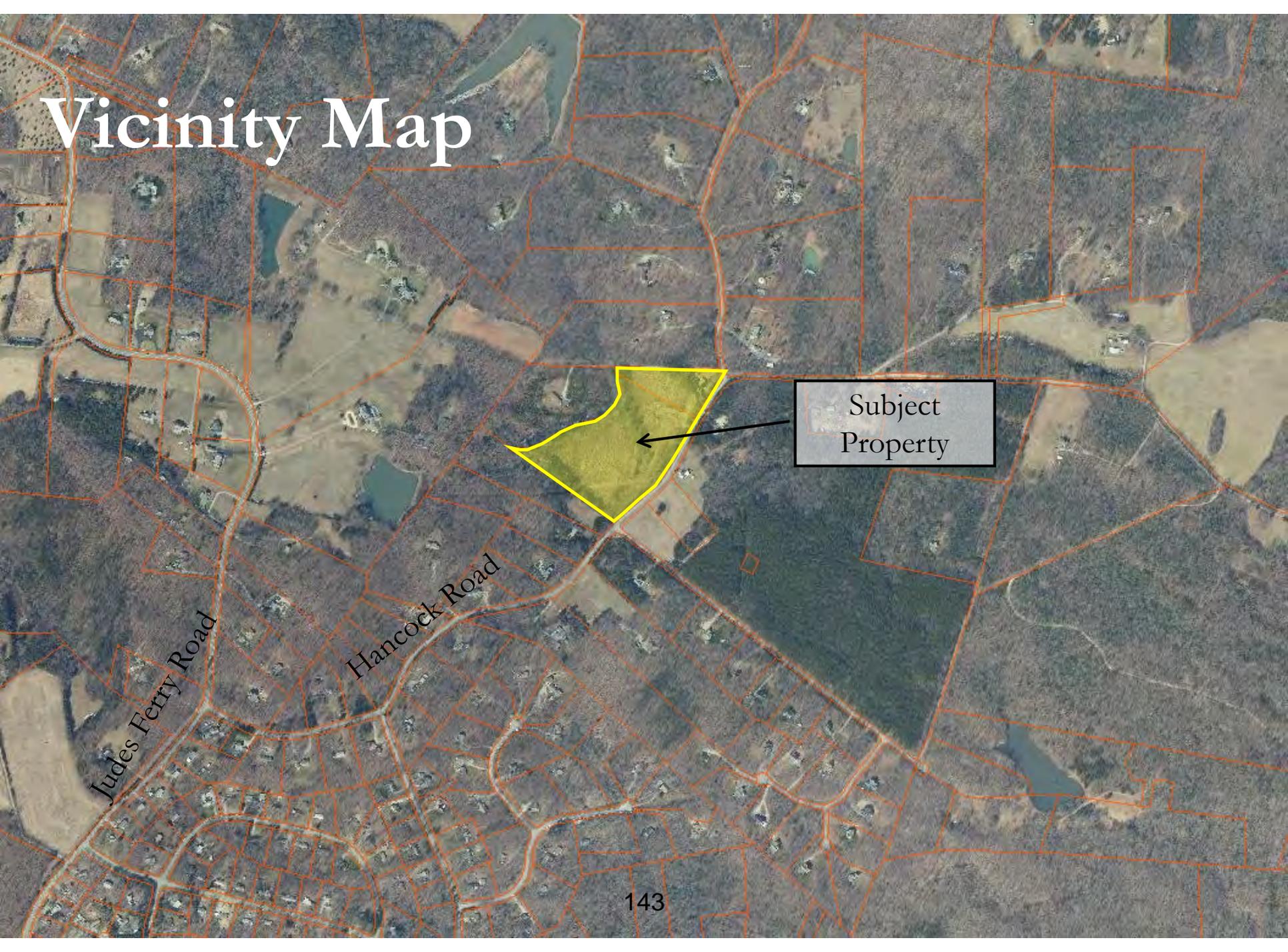
**XI. PROPOSED RESOLUTION:**

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) of the request submitted by Nathan Nuckols to conditionally rezone 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darley Drive (Rt. 1306), further identified as Tax Parcels 30-14G and 30-14K from A-10 to R-2, and amend the County's Zoning District Map with proffered conditions.

Attachment(s):

1. Vicinity Map
2. Zoning Map
3. Application for Rezoning
4. Proposed Subdivision Plat by Woodrow Cofer dated January 7, 2016
5. Rezoning Layout Plan
6. VDOT Letter Dated October 8, 2015
7. Adjacent Property Owners

# Vicinity Map



Subject  
Property

Judges Ferry Road

Hancock Road

# Subject Property

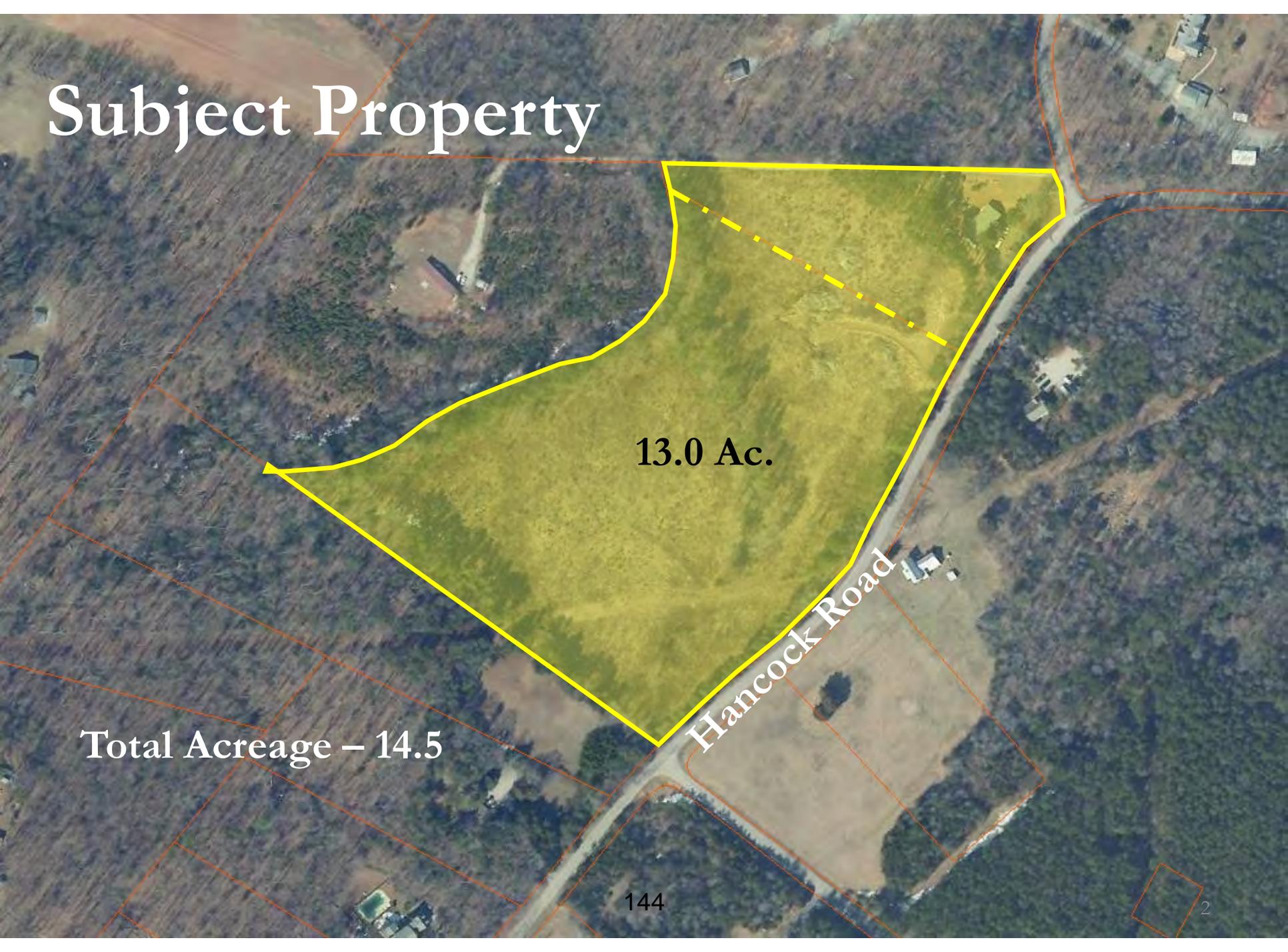
13.0 Ac.

Total Acreage – 14.5

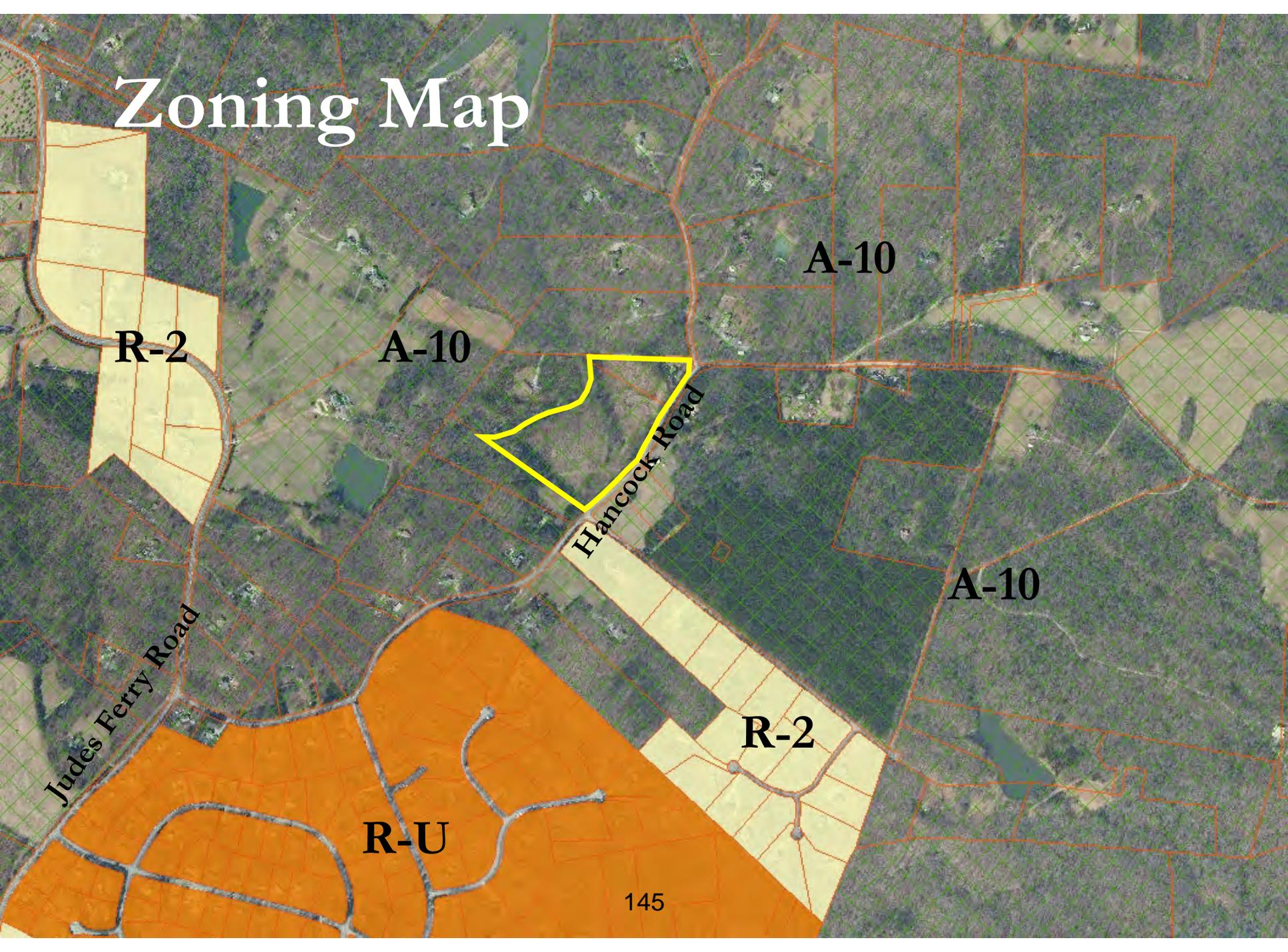
Hancock Road

144

2



# Zoning Map



R-2

A-10

A-10

Hancock Road

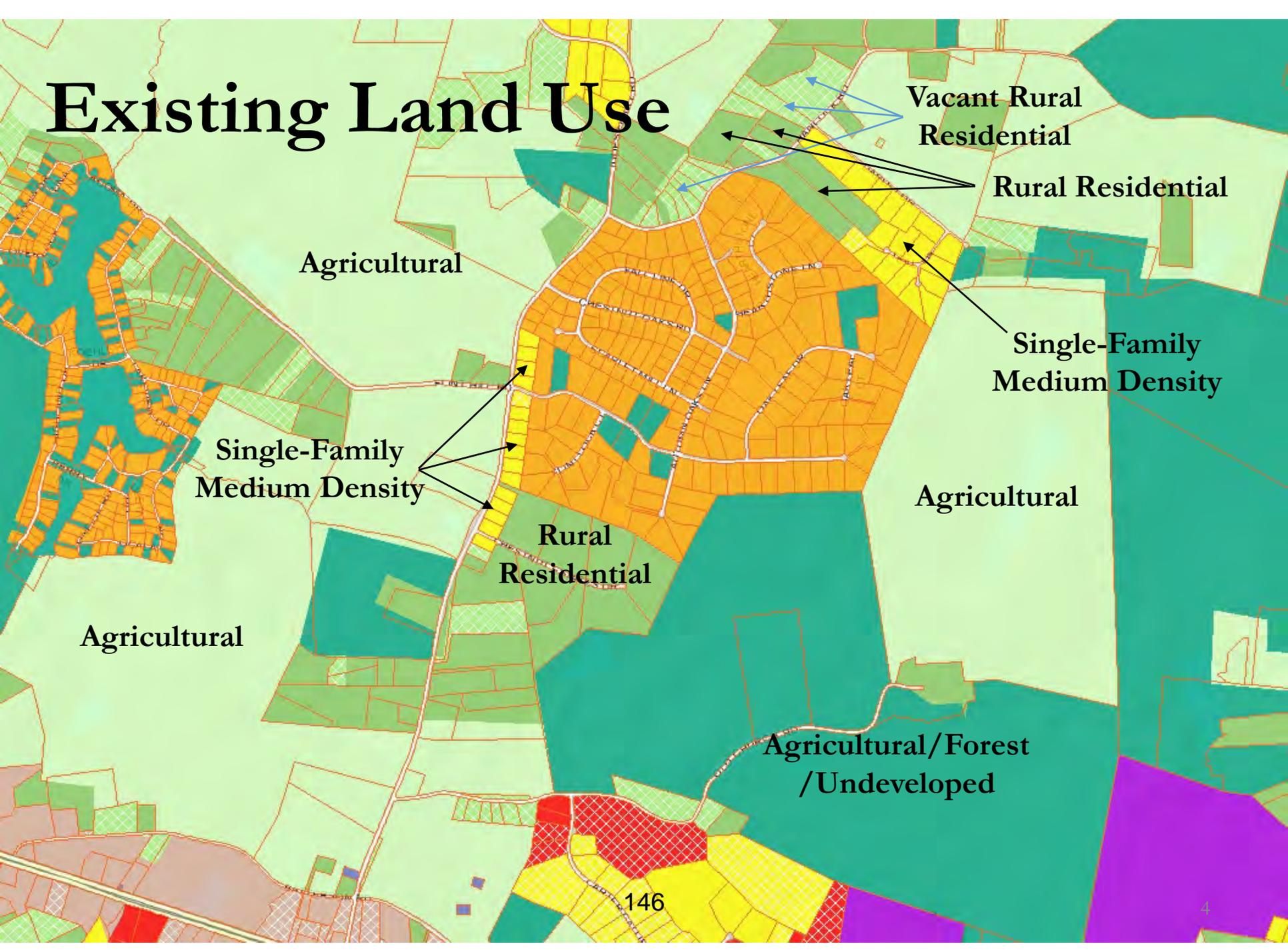
Judes Ferry Road

A-10

R-2

R-U

# Existing Land Use



Agricultural

Vacant Rural Residential

Rural Residential

Single-Family Medium Density

Single-Family Medium Density

Agricultural

Rural Residential

Agricultural

Agricultural/Forest /Undeveloped

# Future Land Use

Rural Preservation

Rural Residential

Rural Preservation

Village Residential

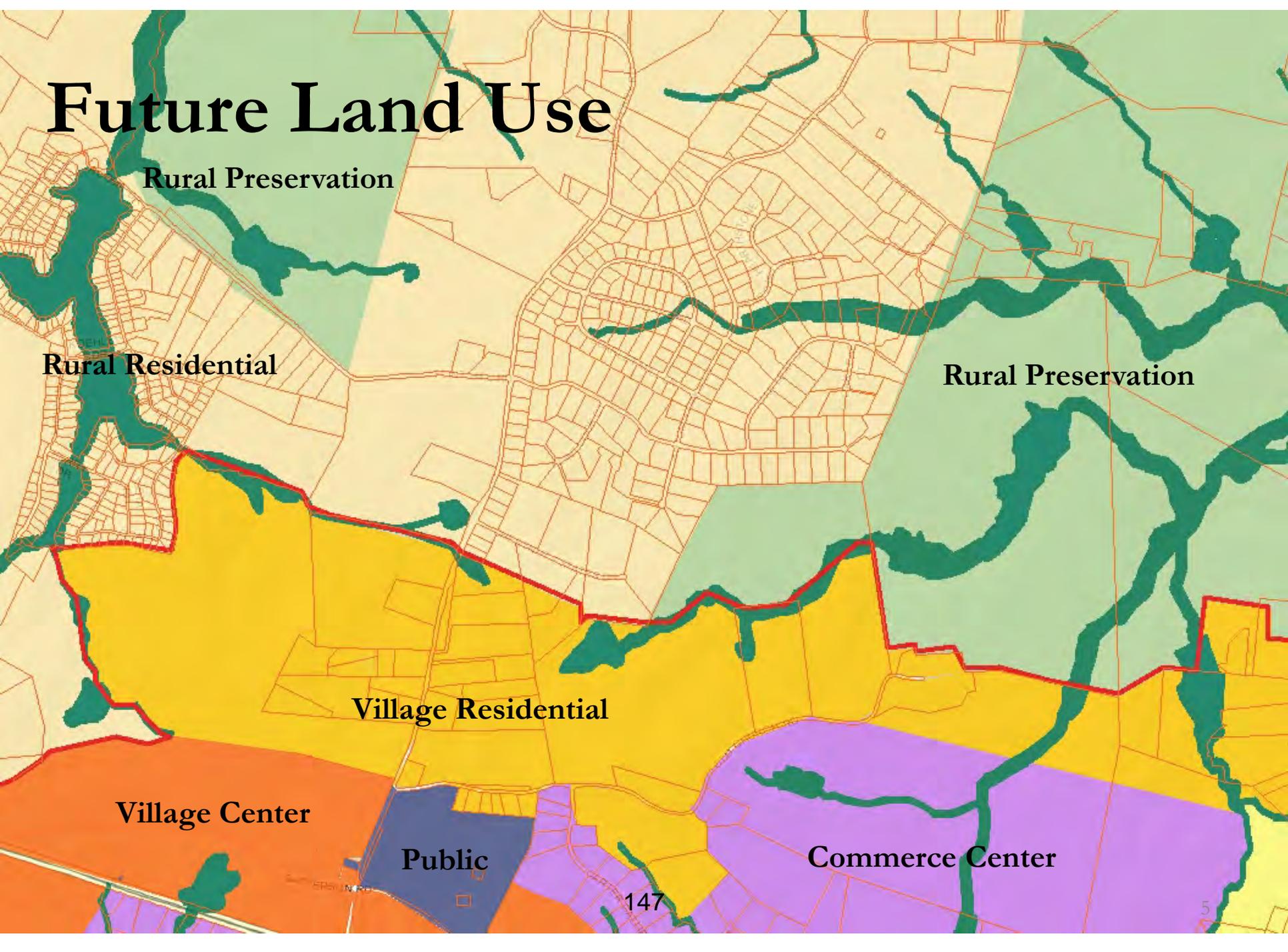
Village Center

Public

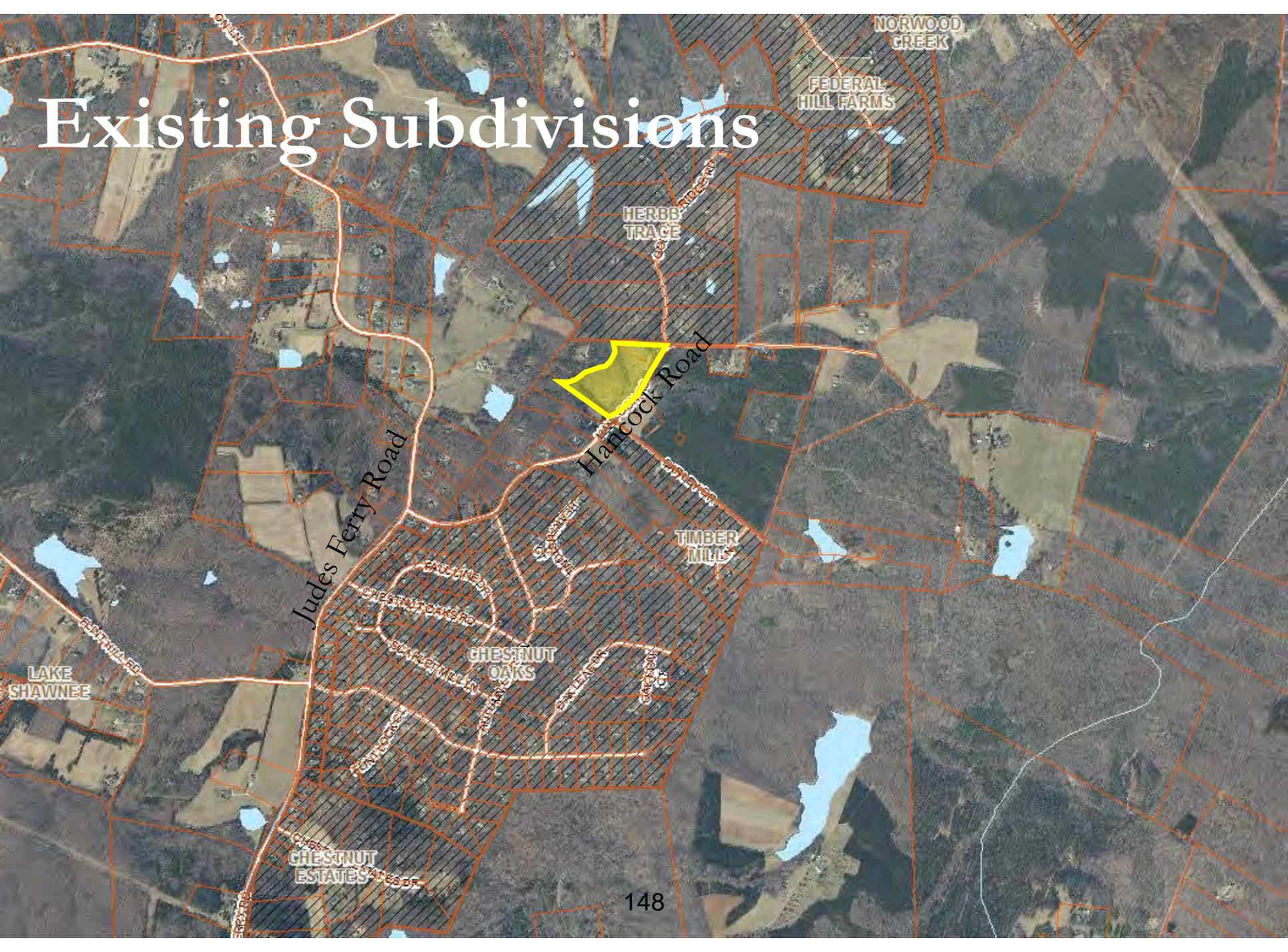
Commerce Center

147

5



# Existing Subdivisions





### REZONING APPLICATION

*\*Please Type or Print\**

<i>For office use only</i>	Case # <u>16-01-REZC</u>
Date of Pre-application meeting <u>JAN 7, 2016</u>	Date Filed <u>1/8/16</u>

#### APPLICANT INFORMATION

Owner/Applicant Nathan Nuckols, Manager This LLC Telephone 804-357-5198

Address 5825 Cartersville Rd. Owner  Lessee

Powhatan VA 23139

Contract Purchaser N/A Telephone \_\_\_\_\_

Address \_\_\_\_\_

Who Should Correspondence or Questions regarding this Application be directed to:

Name WOODROW COFER Telephone 598-2014

Address BOX 8, POWHATAN, VA 23139



#### PARCEL INFORMATION AND REQUEST

Tax Map 030-146 Section # \_\_\_\_\_ Magisterial District HUGLIENT

Location Hancock Road Area (acres/sq. ft.) in \_\_\_\_\_

Property 13.059 Area (acres/sq. ft.) In Rezoning 12.40<sup>±</sup> ACRES

Are there any Deed Restrictions? Yes \_\_\_ No  (If yes, attach copy of restrictions)

Current Zoning Agricultural A-10 Requested Zoning Residential Z R2

Describe in Detail the Proposed Use of Property:

Build new single family homes.

**COMPREHENSIVE PLAN + IMPACT**

Property is in Which Area of Policy Map RURAL PRESERVATION Rezoning in Conformance?

Property is in Which Area of Land Use Plan Map RURAL RESIDENTIAL Rezoning in Conformance?

Impacts on Surrounding Uses/Public Facilities to be addressed through Proffers:

Need for Dedication of Right-of-Way according to Thoroughfare Plan No - 50' R/W

Need for Buffer Areas along Property Lines No # ft. width \_\_\_\_\_

Need for Tree Retention in Buffers (> 4" Diameter) No Need for Inter-parcel Access \_\_\_\_\_

Need for Conservation Easement (Residential) No Need for Inter-parcel Access \_\_\_\_\_

Need to Assist County with Cost of Providing Public Facilities YES - \$1880.00

Need for a Fire Protection Plan to be prepared and approved by Fire Department No

Need for Architectural Design Standards to Assure Compatibility of Structures No

Minimum House Sizes to Assure Compatibility with Surrounding Subdivisions 1500 Sq. Ft.

Limitations on Uses Which May Impact Adjacent Properties NONE

Limitations on Access to Existing Roads to protect their Traffic Carrying Capacity: No

Turn lane, taper -, Internal Subd. Rd. (Reverse frontage lots) -, Shoulders/Ditches

2nd entrance/exit -, Paired Driveways

**CONCEPTUAL DEVELOPMENT PLAN**

A conceptual development is required for all rezoning applications by Section 25.12 of the Zoning Ordinance and shall at a minimum include:

1. Drawn to an appropriate scale, a plot plan or survey plat showing the dimensions of the property.
2. For the rezoning tract, drawn to an appropriate scale, show the location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses, lakes, cemeteries, historic sites, major electrical and natural gas transmission lines.
3. The location and dimensions of proposed buffer areas, right-of-way dedications, internal roads, access to existing roads, and lot arrangement.
4. In the case of residential development, state the proposed number of dwelling units and average acreage per dwelling.
5. For the rezoning tract, show existing uses adjacent to the property to be zoned.

ADJACENT LAND OWNER LIST

<u>TAX MAP #</u>	<u>NAME</u>	<u>ADDRESS</u>
30A-2-5A	KENNETH R. SEAL	2050 HANCOCK ROAD 23139
30-14H	PATRICIA P. HUMPHREY	2322 JUDES FERRY ROAD 23139
30-3-15	HELEN K. AYERS	2405 GOBBLERS RIDGE ROAD 23139
30-14K	MANAGE THIS LLC	5825 CARTERSVILLE ROAD 23139
30-14F	CHRISTINA GODDE	1987 HANCOCK ROAD 23139
30-14	PHYLLIS TABBOT et al.	P.O. Box 455, LAERATT, V. 23867
30-6-1	CHRISTOPHER P. DENTON	2325 FARLEY DR 23139

**STATEMENT FOR VALIDITY OF INFORMATION**

Every applicant shall sign the following document to substantiate the validity of submitted information.

**State of Virginia**  
**County of Powhatan to wit**

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed *Nathan T. Nichols*

Print Name Nathan T Nichols

Subscribed and sworn to before me this 7 day of JANUARY, 2016.

Notary Public *Woodrow K Coffey*

My Commission Expires OCT 31, 2016



**\*\*\*PROFFERS MUST BE SUBMITTED TWO WEEKS PRIOR TO PLANNING\*\*\*  
COMMISSION AND BOARD OF SUPERVISORS MEETINGS.**

**STATEMENT OF PROFFER**

CASE # \_\_\_\_\_

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance. I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

- 1) THE ACCEAGE REMAINDER OF TM No 30, PARCEL 1AG TO BE COMBINED WITH TM No 30, PARCEL 1AK TO MAKE A 2.00 ACRE PARCEL.
- 2) MINIMUM SIZE DWELLING IS 1500 SQ. FT.
- 3) MAXIMUM OF 4 LOTS. (3.1 ACRE AVERAGE)
- 4) CASH PROFFER OF \$1880<sup>00</sup> TO POWHATAN COUNTY.
- 5) DRIVEWAYS SIDE BY SIDE FOR LOTS 1 & 2 AND LOTS 3 & 4 (SEE PLAT)

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

  
Owner of Record - Signature

JANUARY 7, 2016  
Date

Type or print name NATHAN T. NUCKOLS

COMMONWEALTH OF VIRGINIA,  
COUNTY OF POWHATAN, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by NATHAN T. NUCKOLS, whose name is signed to the above, on this 7 day of JAN 2016.

Notary Public Woodrow K. Cofa

My Commission expires: OCT 31, 2016

**OWNERSHIP DISCLOSURE**

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

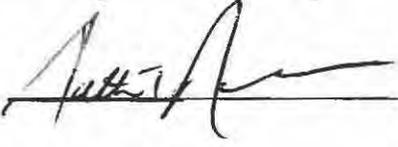
Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

**NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.**

<u>NAME</u>	<u>ADDRESS (Include Zip Code)</u>
<u>NATHAN T. NUCKOLS</u>	<u>5825 CARTERSVILLE ROAD</u> <u>POWHATAN Va 23139</u>

I, NATHAN T. NUCKOLS do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 146 of tax map number(s) 30 requesting Rezoning, Conditional Use Permit, and Variance/Appeal. (Please circle one)

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

 Signature

STATE OF VIRGINIA  
COUNTY OF POWHATAN, to wit:

This day NATHAN T. NUCKOLS personally appeared before me, WOODROW COFER, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 7 day of JAN., 2016.

Notary Public Woodrow K Cofer



My commission expires: 10-31-2016.

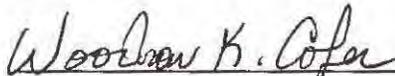
**APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY**

I, NATHAN T. NUCKOLS, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for REZONING (Specify type of request – rezoning, conditional use permit, private road, variance, etc.).

  
Applicant's Signature

Date JANUARY 7, 2016

Subscribed and sworn to before me this 7 day of JANUARY, 20 16

  
Notary Public's Signature

OCT 31, 2016  
Commission Expiration Date



**LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

1. That I/We  
(Name) NATHAN T. NUCKOLS Telephone 357-5198  
(Address) 5825 CARTERSVILLE ROAD, BOWHATAN 23139  
(Name) \_\_\_\_\_ Telephone \_\_\_\_\_  
(Address) \_\_\_\_\_  
(Name) \_\_\_\_\_ Telephone \_\_\_\_\_  
(Address) \_\_\_\_\_  
(Name) \_\_\_\_\_ Telephone \_\_\_\_\_  
(Address) \_\_\_\_\_

being all of the owner(s) of the property described as County tax map numbers:

TM No 30, PARCEL 14 G  
\_\_\_\_\_  
\_\_\_\_\_

and authorized to take such action, do hereby make, constitute and appoint:

2. (Name) WOODROW COFER Telephone 598-2014  
(Address) Box 8, BOWHATAN Va 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. In witness whereof, I/we have hereto set my/our hand and seal this

7 day of JANUARY 2000 2016.

[Signature]  
Signature(s)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Signature(s)

Witnessed by: David Anthony

Witnessed by: \_\_\_\_\_

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

## Nancy Batterson

---

**From:** Nathan Nuckols <nuckolsnt@gmail.com>  
**Sent:** Wednesday, February 10, 2016 12:23 PM  
**To:** Nancy Batterson  
**Cc:** Ed Howland  
**Subject:** Re: 16-01-REZC

Yes I wish to amend the rezoning to include the other parcel, 30-14k (1980 Hancock Rd). Any questions please feel free to call or email me.

Thank you,  
--Nathan  
804-357-5198

On Feb 10, 2016, at 12:09 PM, Nancy Batterson <[nbatterson@powhatanva.gov](mailto:nbatterson@powhatanva.gov)> wrote:

Hey Nathan,

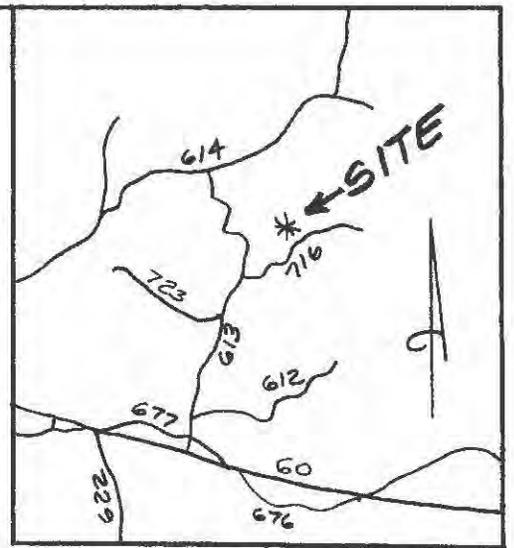
Dave Dameron just spoke to Joey Paquette about amending your rezoning request application to include the other parcel, 30-14k (1980 Hancock Road).

We will need you to either come in and amend your original application or send an email stating that you wish to amend the original application to include the additional parcel. Address this email to Ed Howland ([ehowland@powhatanva.gov](mailto:ehowland@powhatanva.gov)) and cc me.

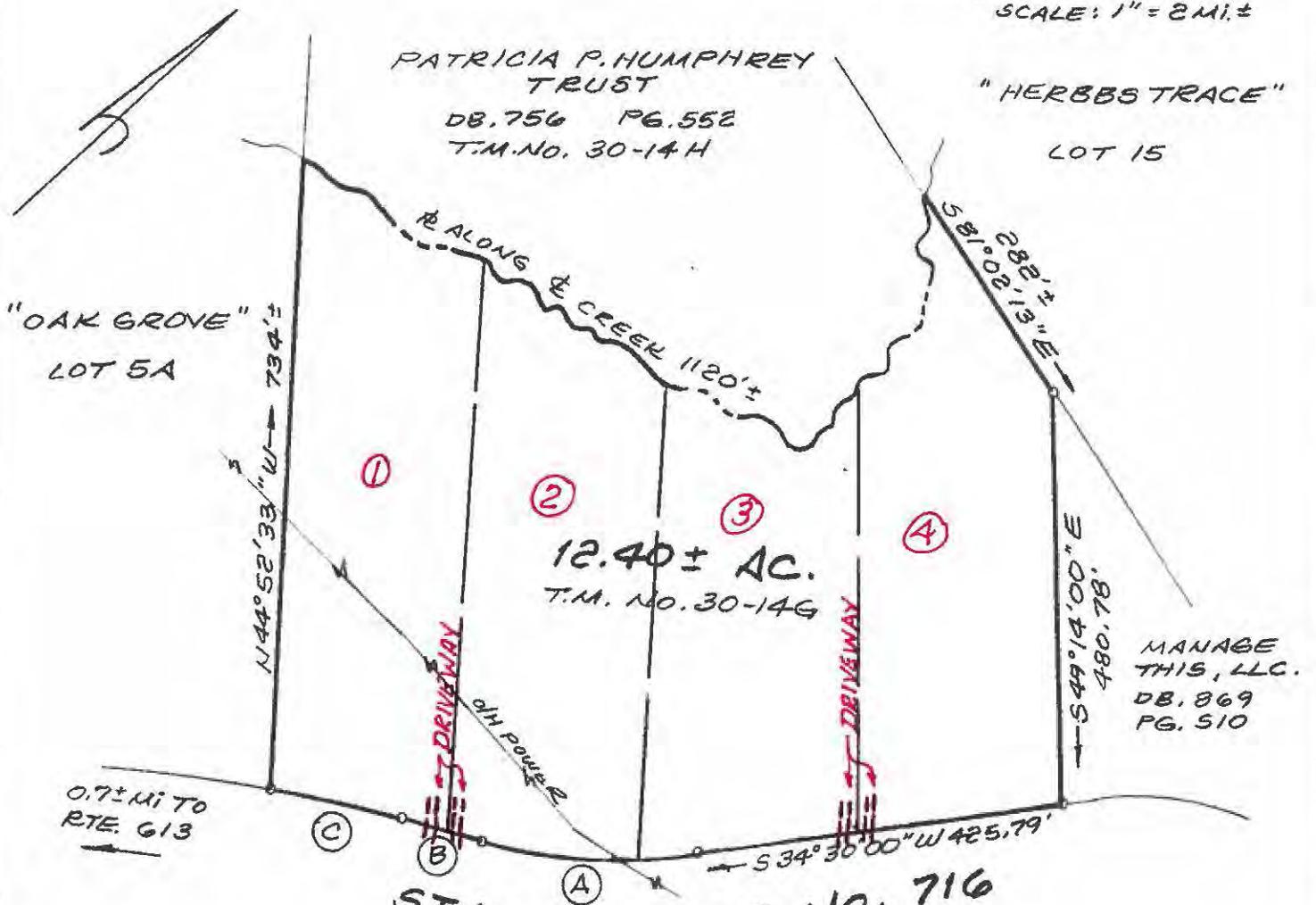
If you have any questions, please give me a call.  
Thanks!

Nancy Batterson  
Community Development  
Powhatan Planning & Zoning Technician  
3834 Old Buckingham Rd  
Suite F  
Powhatan VA 23139  
804-598-5621, Ext. 2013  
[nbatterson@powhatanva.gov](mailto:nbatterson@powhatanva.gov)

OWNER/DEVELOPER:  
 MANAGE THIS, LLC.  
 NATHAN T. NUCKOLS  
 5825 CARTERSVILLE ROAD  
 POWHATAN, VA. 23139  
 PHONE: (804) 357-5198



VICINITY MAP  
 SCALE: 1" = 2 MI. ±



- (A) R=639.64 Δ=22°18'00" L=248.95' 50' R/W
- (B) S 56°48'00" W 101.89'
- (C) R=1647.42' Δ=5°34'20" L=160.22'

T.M. No. 30-14G  
**REZONING PLAT SHOWING  
 12.40± ACRES OF LAND LYING  
 ON THE WEST LINE OF  
 STATE ROUTE NO. 716.**

HUGUENOT DISTRICT - POWHATAN COUNTY, VA.

DATE: JANUARY 7, 2016 SCALE: 1" = 200'

NOTE:

THIS PROPERTY IS NOT WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA, SEE PANEL NO. 51145C0150B.

WOODROW K. COFER, INC.  
 CERTIFIED LAND SURVEYOR  
 POWHATAN, VIRGINIA  
 (804) 598-2014



JN: 418



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Charles A. Kilpatrick, P.E.**  
COMMISSIONER

January 28, 2016

Mr. Ed Howland, LS, CZO  
Planning Manager  
Powhatan County Planning Department  
3834 Old Buckingham Road, Suite E.  
Powhatan, Virginia 23139

REFERENCE:           **16-01-REZC. Nathan Nuchols, Manage This LLC**  
                              **(Subletts/Manakin/Flat Rock Electoral District)**  
                              **Date VDOT Received:       01/21/16**

Dear Mr. Howland:

This request is for rezoning from A-10 Agricultural (A10) to R-2 Residential (R-2) and amendment of the zoning district map of approximately 13.059 +/- acres of land from fronting approximately 930 +/- feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Future Land Use Area Map. Reference to Tax Map Parcels 30-14G.

VDOT has no objection to the requested rezoning.

Please contact me at (804) 674-2560, or Brian Lokker at (804) 674-2384, if you have any questions or concerns regarding this project.

Sincerely,

A handwritten signature in cursive script that reads "J. T. Phillippe".

J. T. Phillippe  
Plan Reviewer  
VDOT Richmond District  
Central Area Land Use

TALBOT PHYLLIS S W ET ALS  
C/O FANNIE W KEY  
P O BOX 455  
JARRATT, VA 23867

GOODE CHRISTINA I  
1987 HANCOCK RD  
POWHATAN, VA 23139

SMITH CARROLL T  
2005 HANCOCK RD  
POWHATAN, VA 23139

HUMPHREY PATRICIA P TRUST  
2322 JUDES FERRY ROAD  
POWHATAN, VA 23139

MANAGE THIS LLC  
5825 CARTERSVILLE RD  
POWHATAN, VA 23139

THOMAS HORACE E & MILDRED L  
2400 GOBBLER RIDGE RD  
POWHATAN, VA 23139

AYERS HELEN K  
2405 GOBBLERS RIDGE RD  
POWHATAN, VA 23139

SEAL KENNETH R & JOANN C  
2050 HANCOCK ROAD  
POWHATAN, VA 23139

March 21, 2016

Dear Adjoining Landowner,

The Powhatan County *Planning Commission*, on **April 5, 2016 at 7:00 p.m.** in the **Powhatan Village Building Auditorium, 3910 Old Buckingham Road**, will hold a public hearing taking under consideration the following:

### **REZONING REQUEST**

**16-01 -REZC: Nathan Nuckols, Manage This LLC (Subletts/Manakin/Flat Rock Electoral District)** request the conditional rezoning from Agricultural-10 (A 10) to Residential-2 (R-2) and the amendment of the zoning district map of approximately 14.6± acres of land fronting approximately 930± feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Future Land Use Area Plan Map. Reference to Tax Map Parcels 30-14G and 30-14K.

As an adjacent property owner, you are being notified of the request. All Planning Commission meetings are open to the public and you are encouraged to attend on the day and time specified above. Copies of the proposed plans, ordinances, or amendments may be reviewed in the Department of Planning and Community Development in the Powhatan County Administration Building between 8:30 AM and 5:00 PM of each business day. Copies of staff reports are available one week prior to the Public Hearing upon request.

If you have any questions or would like more information on the request, please contact the Planning Department at 598-5621.

Sincerely,

Community Development Department Staff

**AFFIDAVIT**

**CASE #: 16-01-REZC**

**NAME: Nathan Nuckols, Manage This LLC**

**LETTERS MAILED: March 21, 2016**

**COMMONWEALTH OF VIRGINIA,  
COUNTY OF POWHATAN, to-wit:**

The undersigned affiant, first being duly sworn, states that this affidavit is made pursuant to Va. Code 15.2-2204 to certify that written notice of a pending public hearing on the above case has been sent by first-class mail to the last known address as shown by the current real estates tax assessment books of the owners of each parcel butting and immediately across the street from the affected property.

  
Signature

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid this day 21 of March, 20 16.

  
Notary Public #338982



May 10, 2016

Dear Adjoining Landowner,

The Powhatan County *Board of Supervisors*, on **May 23, 2016, at 6:00 p.m.** in the **Powhatan Village Building Auditorium, 3910 Old Buckingham Road**, will hold a public hearing taking under consideration the following:

**REZONING REQUEST**

**16-01 -REZC: Nathan Nuckols, Manage This LLC (Subletts/Manakin/Flat Rock Electoral District)** request the conditional rezoning from Agricultural-10 (A 10) to Residential-2 (R-2) and the amendment of the zoning district map of approximately 14.6± acres of land fronting approximately 930± feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Future Land Use Area Plan Map. Reference to Tax Map Parcels 30-14G and 30-14K.

As an adjacent property owner, you are being notified of the request. All Planning Commission meetings are open to the public and you are encouraged to attend on the day and time specified above. Copies of the proposed plans, ordinances, or amendments may be reviewed in the Department of Planning and Community Development in the Powhatan County Administration Building between 8:30 AM and 5:00 PM of each business day. Copies of staff reports are available one week prior to the Public Hearing upon request.

If you have any questions or would like more information on the request, please contact the Planning Department at 598-5621.

Sincerely,

Community Development Department Staff

**AFFIDAVIT**

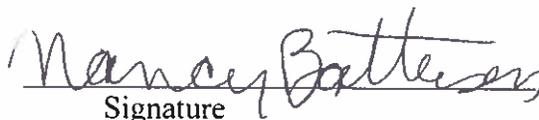
**CASE #: 16-01-REZC**

**NAME: Nathan Nuckols, Manage This LLC**

**LETTERS MAILED: May 10, 2016**

**COMMONWEALTH OF VIRGINIA,  
COUNTY OF POWHATAN, to-wit:**

The undersigned affiant, first being duly sworn, states that this affidavit is made pursuant to Va. Code 15.2-2204 to certify that written notice of a pending public hearing on the above case has been sent by first-class mail to the last known address as shown by the current real estates tax assessment books of the owners of each parcel butting and immediately across the street from the affected property.

  
Signature

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid this day 10 of May, 2016.

  
Notary Public





# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: O-2016-19 – County of Powhatan Request to Amending Sections 83-220-C, 83-230-C, and 83-240-C of the Zoning Ordinance related to Intensity and Dimensional Standards

Motion: In accordance with public necessity, convenience, general welfare and good zoning practice, move to approve Ordinance O-2016-19

Dates Previously Considered by Board: N/A

Summary of Item: An Ordinance amending and reenacting provisions to address the concerns with the current minimum front yard depth for development within the VR, VC and CC Districts, which is ten (10) feet. At this distance new development along Anderson Highway (Rt. 60) would be setback from the right-of-way by ten (10) feet. The Board of Supervisors has determined that any expansion of Rt. 60 will occur to the outside of the existing road right-of-way. This will become problematic for the County in the future with any potential expansion of Rt. 60 as it will drive up right-of-way acquisition costs. The proposed ordinance amendment also increases the maximum gross floor area in the Village Center District from 10,000 square foot to 15,000 square foot.

Notice of the May 23, 2016 public hearing was published in the Powhatan Today on May 11 and 18, 2016.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments  
Planning Commission (5-0)  
May 3, 2016

County Administrator:   Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact: None

Attachments: Ordinance (O-2016-19); Staff Report

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

An Ordinance amending and reenacting provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the front setbacks for principal and accessory uses and parking lots in each district, and increasing the maximum gross floor area in the VC District.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF POWHATAN that Section 83-220-C, 83-230-C and 83-240-C, of the Zoning Ordinance of the County of Powhatan, is amended and reenacted as follows:

**ARTICLE IV – VILLAGE GROWTH AREA DISTRICTS**

**Sec. 83-220. - Village Residential (VR) District.**

<b>C. Intensity and Dimensional Standards.<sup>1</sup></b>		
Lot area, minimum		10,000 s.f. <sup>2</sup>
Lot width, minimum		60 ft. <sup>2</sup>
Density, maximum		4 du/ac
Lot coverage, maximum		60%
Structure height, maximum		35 ft.
Front yard depth, minimum	<u>Along major arterials, excluding limited access roads</u>	<u>75 ft.</u> <sup>3,5</sup>
	<u>Along minor arterial <del>and collector roads</del></u>	<u>50 ft.</u> <sup>3,6</sup>
	<u>Along rural collector roads</u>	<u>35 ft.</u> <sup>7</sup>
	<u>Lots abutting internal/local roads</u>	10 ft. <sup>3,8</sup>
Side yard depth, minimum		5 ft. <sup>2</sup>
Rear yard depth, minimum		25 ft. <sup>4</sup>
Corner lot yard depth, minimum		10 ft.
Notes: ft. = feet s.f. = square feet		
1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations).		
2. For townhouse development, applies to development site as a whole, provided individual townhouse lots have a minimum lot size of 1,800 s.f. and a minimum lot width of 18 ft.		

3. Any front-loading garage shall be set back at least 5 ft. to the rear of the dwelling's front facade.
4. Three ft. for accessory uses and structures.
5. Fifty ft. for accessory uses and parking lots.
6. Thirty-five ft. for accessory uses and parking lots.
7. Twenty ft. for accessory uses and parking lots.
8. Ten ft. for accessory uses and parking lots.

(Ord. No. O-2013-06, 9-16-13; Ord. No. 2014-23, 9-15-14)

**Sec. 83-230. - Village Center (VC) District.**

<b>C. Intensity and Dimensional Standards.<sup>1</sup></b>		
Lot area, minimum	10,000 s.f. <sup>2</sup>	
Lot width, minimum	50 ft. <sup>2</sup>	
Density, maximum	4 du/ac	
Gross floor area, maximum	<del>10,000</del> <u>15,000</u> s.f.	
Lot coverage, maximum	60%	
Structure height, maximum	35 ft.	
Front yard depth, minimum	<u>Along major arterials, excluding limited access roads</u>	<u>75 ft.</u> <sup>3,4</sup>
	<u>Along minor arterials <del>and collector roads</del></u>	<u>50 ft.</u> <sup>3,5</sup>
	<u>Along rural collector roads</u>	<u>35 ft.</u> <sup>6</sup>
	<u>Lots abutting internal/local roads</u>	10 ft. <sup>7</sup>
Side yard depth, minimum	n/a	
Rear yard depth, minimum	10 ft. <sup>3</sup>	
Corner lot yard depth, minimum	10 ft.	

Notes: ft. = feet s.f. = square feet

1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations).
2. For townhouse development, applies to development site as a whole, provided individual townhouse lots have a minimum lot size of 1,800 s.f. and a minimum lot width of 18 ft.
3. Three ft. for accessory uses and structures.
4. Fifty ft. for accessory uses and parking lots.
5. Thirty-five ft. for accessory uses and parking lots.
6. Twenty ft. for accessory uses and parking lots.
7. Ten ft. for accessory uses and parking lots.

(Ord. No. O-2013-06, 9-16-13; Ord. No. 2014-23, 9-15-14)

**Sec. 83-240. - Commerce Center (CC) District.**

<b>C. Intensity and Dimensional Standards. <sup>1</sup></b>		
Lot area, minimum		10,000 s.f.
Lot width, minimum		60 ft.
Density, maximum		n/a
Lot coverage, maximum		60%
Gross floor area, maximum		n/a
Structure height, maximum		35 ft.
Front yard depth, minimum	<u>Along major arterials, excluding limited access roads</u>	<u>75 ft.<sup>3</sup></u>
	<u>Along minor arterial <del>and collector roads</del></u>	<u>50 ft.<sup>4</sup></u>
	<u>Along rural collector roads</u>	<u>35 ft.<sup>5</sup></u>
	<u>Lots abutting internal/local roads</u>	10 ft. <sup>6</sup>
Side yard depth, minimum		n/a
Rear yard depth, minimum		10 ft. <sup>2</sup>
Corner lot yard depth, minimum		10 ft.
Notes: ac = acre(s) ft. = feet 1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations). 2. Three ft. for accessory uses and structures. 3. <u>Fifty ft. for accessory uses and parking lots.</u> 4. <u>Thirty-five ft. for accessory uses and parking lots.</u> 5. <u>Twenty ft. for accessory uses and parking lots.</u> 6. <u>Ten ft. for accessory uses and parking lots</u>		

(Ord. No. O-2013-06, 9-16-13; Ord. No. 2014-23, 9-15-14)

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In all other respects said Zoning Ordinance of the County of Powhatan shall remain unchanged and be in full force and effect.

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**APPROVED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

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**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

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**Patricia Weiler, Clerk  
Powhatan County Board of Supervisors**

**Recorded Vote:**

**David T. Williams** \_\_\_\_\_  
**Larry J. Nordvig** \_\_\_\_\_  
**Angela Y. Cabell** \_\_\_\_\_  
**William E. Melton** \_\_\_\_\_  
**Carson L. Tucker** \_\_\_\_\_



**16-01-AZ –  
Village Growth Area Districts  
Intensity and Dimensional Standards**

Staff Report prepared for the Planning Commission Public Hearing

*Revised May 4, 2016*

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*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

**I. PUBLIC HEARINGS**

Planning Commission	May 3, 2016	Recommended Approval
Board of Supervisors	May 23, 2016	Public Hearing

**II. SUMMARY OF AMENDMENT**

An Ordinance amending and reenacting provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan related to minimum front yard depth for principal and accessory uses and parking lots, and the maximum gross floor area in the Village Center District.

The proposed amendment is primarily to address the concerns that staff has with the current minimum front yard depth for development within the VR, VC and CC Districts, which is ten (10) feet. At this distance new development along Anderson Highway (Rt. 60) would be setback from the right-of-way by ten (10) feet. The Board of Supervisors has determined that any expansion of Rt. 60 will occur to the outside of the existing road right-of-way. This will become problematic for the County in the future with any potential expansion of Rt. 60 as it will drive up right-of-way acquisition costs. This issue could have been negotiated with the applicants during a rezoning for a project and submitted as a proffered condition. The climate surrounding proffers given SB 549 does not provide staff with a comfort level that it can rely on proffers to accomplish the desired setback on Rt. 60, thus the proposed ordinance amendment.

The proposed ordinance amendment also increases the maximum gross floor area in the Village Center District from 10,000 square foot to 15,000 square foot. Staff is proposing this change to allow for a larger building footprint in the VC District, which will allow for greater flexibility from a development prospective. The proposed increase is consistent with Village Center Land Use Policy #10, which states:

“The scale of buildings in village centers should maintain a small town feel, and be limited to buildings with small footprints of 15,000 square feet or less. Buildings should be limited to a maximum height of thirty-five feet or a maximum of three stories for a total area not to exceed 45,000 square feet. Additional study of building scale thresholds should be coordinated with an economic development strategy and study to determine a targeted building size appropriate to achieve the land use and community character goals and vision for this area, and the economic development objectives stated in chapter 4.

The Planning Commission heard a case in 2015 where the 10,000 square maximum gross floor area requirement was a limiting factor in the rezoning case. In order for the applicant to achieve the necessary building footprint desired, at the suggestion of the Planning Commission, the applicant requested the rezoning of the property to a zoning district not consistent with the 2010 Long-Range Comprehensive Plan Future Land Use recommendation.

The Planning Commission and staff briefly discussed the proposed amendment of the setbacks for principal and accessory structures and parking lots at the April 5, 2016 workshop. A public hearing has been advertised for May 3, 2016 to solicit citizen comment regarding the proposed amendment to the County of Powhatan’s Zoning Ordinance. The public hearing for this zoning ordinance amendment was advertised as increasing the setbacks to 75’ for principal and accessory use and parking lot for the VR, VC and CC districts. The advertised increase allows the Commission the flexibility and opportunity to determine the appropriate the setback distance. The Commission will have the ability to establish the setback distance at any distance less than 75’. The proposed zoning amendment language attached to the staff report for the Commission consideration increases the setbacks as follows:

Minimum Front Yard Depth		Zoning Districts		
		VR	VC	CC
Principal Uses	Major Arterials	75	75	75
	Minor Arterials	50	50	50
	Local Streets	10	10	10
Accessory Uses and Parking Lots	Major Arterials	50	50	50
	Minor Arterials	35	35	35
	Local Streets	10	10	10

At the May 3, 2016 Planning Commission meeting, the Commission conducted a public hearing to solicit input on the proposed ordinance amendment from the community. One person spoke during the public hearing. The Commission discussed the proposed amendment and made the following amendment:

Minimum Front Yard Depth		Zoning Districts		
		VR	VC	CC
Principal Uses	Major Arterials	75	75	75
	Minor Arterials	50	50	50
	<u>Rural Collectors</u>	<u>35</u>	<u>35</u>	<u>35</u>
	Local Streets	10	10	10
Accessory Uses and Parking Lots	Major Arterials	50	50	50
	Minor Arterials	35	35	35
	<u>Rural Collectors</u>	<u>20</u>	<u>20</u>	<u>20</u>
	Local Streets	10	10	10

Upon completion of their discussion, the Commission voted 5-0 to recommend approval of the proposed ordinance, as amended, to the Board of Supervisors.

**III. STAFF RECOMMENDATION:**

The staff recommends approval of the proposed amendment to amend and re-enact provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the minimum front yard depth for principal and accessory uses and parking lots in all of the aforementioned Districts, and increasing the maximum gross floor area in the VC District.

**VI. PLANNING COMMISSION RECOMMENDATION:**

In accordance with Section 83-123(b), of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission voted 5-0 to recommend ***approval, as amended***, the request submitted by the County of Powhatan to amend and re-enact provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan, as amended in the attached ordinance.

NOTE: The Planning Commission amendments to the proposed ordinance are shown in **RED**.

**V. PROPOSED RESOLUTION:**

In accordance with Section 83-123(b), of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) of the request submitted by the County of Powhatan to amend and re-enact provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the minimum front yard depth for principal and accessory uses and parking lots in all of the aforementioned Districts, and increasing the maximum gross floor area in the VC District.

Attachment(s):

1. Copy of the Proposed Zoning Ordinance Amendment (16-01-AZ), as amended by the Planning Commission May 3, 2016

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# Powhatan County Board of Supervisors Agenda Item

Meeting Date: May 23, 2016

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Agenda Item Title: O-2016-20 – County of Powhatan Request the Rezoning of 3975 & 3977 Old Buckingham Road

Motion: In accordance with public necessity, convenience, general welfare and good zoning practice, move to approve Ordinance O-2016-20 as presented

Dates Previously Considered by Board: N/A

Summary of Item: The County of Powhatan, on behalf of the County and the Powhatan County School Board, is requesting the rezoning of 7.3± acres located on the south side of Old Buckingham Road approximately 375' west of its intersection with Mann Road from Residential-Commercial (R-C), Commercial (C), and Agricultural-10 (A-10) to Village Center (V-C). The parcels involved are identified as 3975 Old Buckingham Road (Tax Parcel #26B2-1-24), which is owned by the Powhatan County School Board, and 3977 Old Buckingham Road (Tax Parcel #26B2-1-9), which is owned by the County of Powhatan. The applicant has initiated the rezoning to construct a Joint Transportation Maintenance Facility that will service both the County and School Board vehicle fleets. Ownership of 3977 Old Buckingham Road (#26B2-1-9) will be transferred to the Powhatan County School Board. The two (2) parcels involved will be consolidated into a single parcel to allow for the construction of the new maintenance facility.

Notice of the May 23, 2016 public hearing was published in the Powhatan Today on May 11 and 18, 2016.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments  
Planning Commission (5-0)  
May 3, 2016

County Administrator:   Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact: None

Attachments: Ordinance (O-2016-20); Staff Report

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

**ORDINANCE O-2016-20**

**An Ordinance to conditionally rezone approximately 7.3 acres of land located at 3975 and 3977 Old Buckingham Road, from Residential-Commercial (R-C), Commercial (C) and Agricultural-10 (A-10) to Village Center (VC)**

**WHEREAS**, the County of Powhatan has submitted a request to the Powhatan County Board of Supervisors to rezone a 7.3<sup>±</sup> acre property identified as 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24, from Residential-Commercial (R-C), Commercial (C) and Agricultural-10 (A-10) to Village Center (VC); and

**WHEREAS**, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof, and

**WHEREAS**, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, the Planning Commission advertised and held a public hearing on the proposed Rezoning, on May 3, 2016 and all of those who spoke on this topic were heard; and

**WHEREAS**, the Planning Commission voted recommended approval of the request to rezone the subject properties; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning;

**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on May 11, 2016 and May 18, 2016; and

**WHEREAS**, the full text of this request was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on May 23, 2016, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED**, that the Powhatan County Board of Supervisors hereby **approves** Ordinance O-2016-20 to rezone a 7.3<sup>±</sup> acre property identified as, Tax Parcels 26B2-1-9 and 26B2-1-24, from Residential-Commercial (R-C), Commercial (C) and Agricultural-10 (A-10) to Village Center (VC).

**APPROVED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

---

**William E. Melton, Chairman  
Powhatan County Board of Supervisors**

**ATTEST:**

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**Patricia A. Weiler, Clerk  
Powhatan County Board of Supervisors**

**Recorded Vote:**

**David T. Williams** \_\_\_\_\_  
**Larry J. Nordvig** \_\_\_\_\_  
**Angela Y. Cabell** \_\_\_\_\_  
**William E. Melton** \_\_\_\_\_  
**Carson L. Tucker** \_\_\_\_\_

**O-2016-20 to rezone approximately 7.3 acres of land located 3975 and 3977 Old Buckingham Road (Tax Parcels 26B2-1-9 and 26B2-1-24), from Residential-Commercial (R-C), Commercial (C) and Agricultural-10 (A-10) to Village Center (VC)**





## 16-03-REZC – County of Powhatan 3975 & 3977 Old Buckingham Road

Staff Report prepared for the Planning Commission

*Revised May 4, 2016*

*Revised May 9, 2016*

*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

### I. PUBLIC HEARINGS:

Planning Commission	May 3, 2016	Recommended Approval
Board of Supervisors	May 23, 2016	Public Hearing

### II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	Village Center (V-C)	
Existing Zoning:	Residential-Commercial (R-C); Commercial (C); and Agricultural-10 (A-10)	
Parcel Size:	7.3 ± acres total (4.38 ac. & 2.91 ac.)	
Parcel ID#	26B2-1-9; 26B2-1-24	
Owner(s):	County of Powhatan; Powhatan County School Board	
Location of Property:	3975 & 3977 Old Buckingham Road	
Electoral District:	#4 Powhatan Courthouse/Mt. Zion	
Land Use Plan Recommendation:	Village Center	
Zoning of Surrounding Property:	North:	Residential-Commercial (R-C)
	South:	Agricultural-10 (A-10)
	East:	Residential-Commercial (R-C) Agricultural-10 (A-10)
	West:	Residential-Commercial (R-C) Agricultural-10 (A-10)

### III. EXECUTIVE SUMMARY:

The County of Powhatan, on behalf of the County and the Powhatan County School Board, is requesting the rezoning of 7.3<sup>±</sup> acres located on the south side of Old Buckingham Road approximately 375' west of its intersection with Mann Road from Residential-Commercial (R-C), Commercial (C), and Agricultural-10 (A-10) to Village Center (V-C). The parcels involved are identified as 3975 Old Buckingham Road (Tax Parcel #26B2-1-24), which is owned by the Powhatan County School Board, and 3977 Old Buckingham Road (Tax Parcel #26B2-1-9), which is owned by the County of Powhatan. The applicant has initiated the rezoning to construct a Joint Transportation Maintenance Facility that will service both the County and School Board vehicle fleets. Ownership of 3977 Old Buckingham Road (#26B2-1-9) will be transferred to the Powhatan County School Board. The two (2) parcels involved will be consolidated into a single parcel to allow for the construction of the new maintenance facility.

The Planning Commission conducted a public hearing at its May 3, 2016 meeting to consider the request to rezone the property. The Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. After discussing the request, the Commission voted 5-0 to recommend approval of the request to the Board of Supervisors.

### IV. SUBJECT PROPERTY:

The subject properties consist of a total of 7.3<sup>±</sup> acres located at 3975 and 3977 Old Buckingham Road on the south side of Old Buckingham Road (Rt. 13). The properties are located approximately 375 feet west of the intersection of Old Buckingham Road and Mann Road (Rt. 687). The subject property consists of two (2) parcels, Tax Parcel 26B2-1-9, containing 4.4 acres, and Tax Parcel 26B2-1-24, containing 2.9 acres. The properties are currently zoned Residential-Commercial (R-C), Commercial (C), and Agricultural-10 (A-10), and the current land use designation is Vacant Rural Residential. The proposed rezoning of the 7.3<sup>±</sup> acres consists of approximately 390 feet of road frontage along Old Buckingham Road.

- **3975 Old Buckingham Road** – The approximate 4,100 square foot, 1-story block building was constructed in 1943. The building and site currently serve as the Powhatan School Bus Garage maintenance facility and parking area. The property is predominately open and flat, and contains a 2,120 square foot 1-story metal building along the rear property line and two (2) 960 square foot office trailers along the western property line.

The facility will remain operational during construction of the new facility and will be demolished once construction of the new facility is completed. The out-building located along the rear property line will be retained and two trailers will be removed. Additionally, an open canopy will be added adjacent to the out-building along the rear property line. The site also contains four fuel pumps that will be retained at their current location. A canopy will be added over the fuel pumps as part of the project.

- **3977 Old Buckingham Road** – The 4,712 square foot 1-story block building was constructed in 1949. The building was the former location of the “Powhatan Locker Plant,” which served as a meat processing facility. Later the building served as a barbeque take-out restaurant and base for a catering business. The building is currently vacant and will be demolished as part of the project. The site is predominately flat and wooded.

The County will retain the westernmost portion (the “triangle”) of the site, either in fee or easement, as the location of an above ground water storage tank that will be constructed to address the fire suppression needs of both the Maintenance Facility and the Powhatan Middle School projects, and provide for future water capacity in the Courthouse Village area.

**Figure 1 - Subject Property**



**V. ZONING AND LAND USE ANALYSIS:**

The applicant has requested the rezoning of approximately 7.3<sup>±</sup> acres to construct the new Joint Transportation Maintenance Facility on the parcels in question. The rezoning is necessary as the parcels in question are “split” zoned, or have more than one zoning

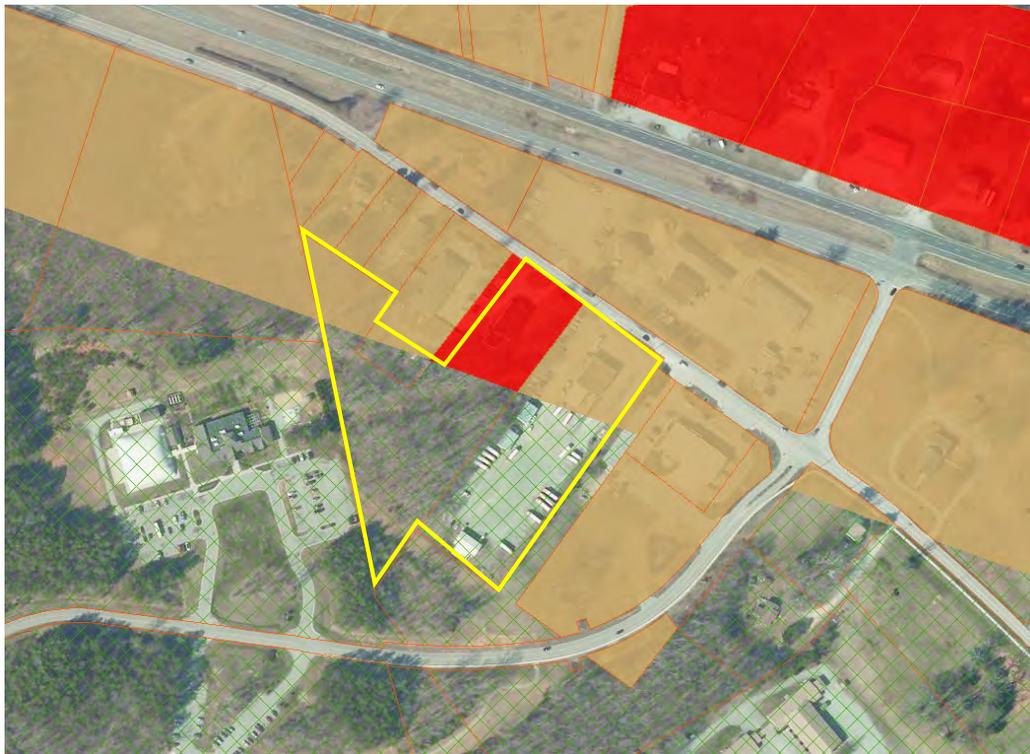
designation (see zoning map below). Both parcels have a portion of their area zoned Agricultural-10 with the remainder zoned either Commercial or Residential-Commercial designation. Due to the location of the proposed transportation maintenance facility in relation to the zoning district boundaries, it was necessary to rezone the entire site to move forward with the project.

The surrounding properties are zoned predominately Residential-Commercial (R-C) and Agricultural-10 (A-10).

Section 83-231, of the County’s Zoning Ordinance provides for “government maintenance, storage, or distribution facility” as a “by-right” use in the Village Center (VC) Zoning District.

The proposed transportation maintenance facility will be 13,500 square feet, which is less than the 15,000 square foot maximum footprint for individual buildings in the Village Center areas as recommended by the Comprehensive Plan.

**Figure 2 – Zoning Map**



## **VI. MAJOR THOROUGHFARE PLAN AND SITE ACCESS**

The subject properties consist of approximately 390 feet of road frontage along Old Buckingham Road (State Route 13), approximately 375 feet west of the intersection of Old

Buckingham Road and Mann Road (Rt. 687). This portion of Old Buckingham Road is primarily a marked two-lane road that is designated a Minor Arterial by the Major Thoroughfare Plan in the 2010 Long-Range Comprehensive Plan and the Powhatan County Subdivision Ordinance.

The two (2) parcels in question currently have a total of four (4) points of entry/exit onto Old Buckingham Road. The proposed redevelopment of the site will eliminate the two (2) middle entry/exit points while maintaining the eastern and westernmost access points. The elimination of the two access points will reduce potential traffic conflicts along Old Buckingham Road and improve traffic flow in and out of the site. The remaining access points will be improved to VDOT's commercial entrance standards.

**VII. PUBLIC SERVICE ANALYSIS:**

**VDOT** – J.T. Phillippe, VDOT Richmond District

VDOT has no objection to the requested rezoning. The consolidated vehicle maintenance facility is under separate review under 16-04-SPA. The planners for the latter plan need to meet with VDOT to improve the external connections to Old Buckingham Road to ameliorate potential traffic conflicts.

**Public Works** – Johnny Melis, Utilities Manager

3975 and 3977 Old Buckingham Road are located within the Water and Wastewater Service District. 3975 Old Buckingham Road is currently connected to the County's wastewater system. The new facility will be connected to the County's wastewater system.

**Building Inspections** – Kevin Zoll, Building Plans Reviewer

No Comments

**VIII. COMPREHENSIVE PLAN ANALYSIS:**

The subject properties are designated as Village Center (VC) on the Courthouse Village Special Plan Area Map. Surrounding areas to the north and west are also designated Village Center (VC). Areas to the east and south are designated Public on the Courthouse Village Special Plan Area Map. The Plan indicates that the "Courthouse Village is both the historic and government center for the county. This special area is recommended for a mix of village centers, village residential and commerce centers that create a walkable community in close proximity to the government facilities."

Designed in accordance with provisions of the Zoning Ordinance, the vehicle maintenance facility could be constructed in a compatible manner with the uses in the surrounding area, and consistent with the following Visions, Goals, Objectives and Policies of the 2010 Long-Range Comprehensive Plan:

- **Schools Section of Chapter 6, Infrastructure and Facilities:** Plan for addition of transportation vehicles, bus garage and maintenance facility.
- **Village Center Land Use Policy #9:** A mix of commercial, office, service, public and residential uses should be accommodated in village centers with vertical mixed-use buildings being a preferred form.
- **Village Center Land Use Policy #10:** The scale of buildings in village centers should maintain a small town feel, and be limited to buildings with small footprints of 15,000 square feet or less. Buildings should be limited to a maximum height of thirty-five feet or a maximum of three stories for a total area not to exceed 45,000 square feet...
- **Village Center Land Use Policy #22:** New infrastructure should be planned to be adequate for both the proposed development and any additional planned growth in the village proximity...
- **Village Center – Appropriate Land Uses:** Public institutional including government facilities and offices, fire stations.

**IX. PROFFERED CONDITIONS:**

The applicant has not proffered any conditions with this rezoning request.

**X. STAFF RECOMMENDATION:**

The request is generally consistent with the recommendations of the 2010 Comprehensive Land Use Plan and in accordance public necessity, convenience, general welfare and good zoning practice, therefore staff recommends approval of the request submitted by The County of Powhatan to rezone 7.3<sup>±</sup> acres located at 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24 from R-C, C, and A-10 to V-C, and amend the County’s Zoning District Map.

**XI. PLANNING COMMISSION RECOMMENDATION:**

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission voted 5-0 to recommend *approval* of the request submitted by the County of Powhatan to rezone 7.3<sup>±</sup> acres located at 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24 from R-C, C, and A-10 to V-C, and amend the County’s Zoning District Map.

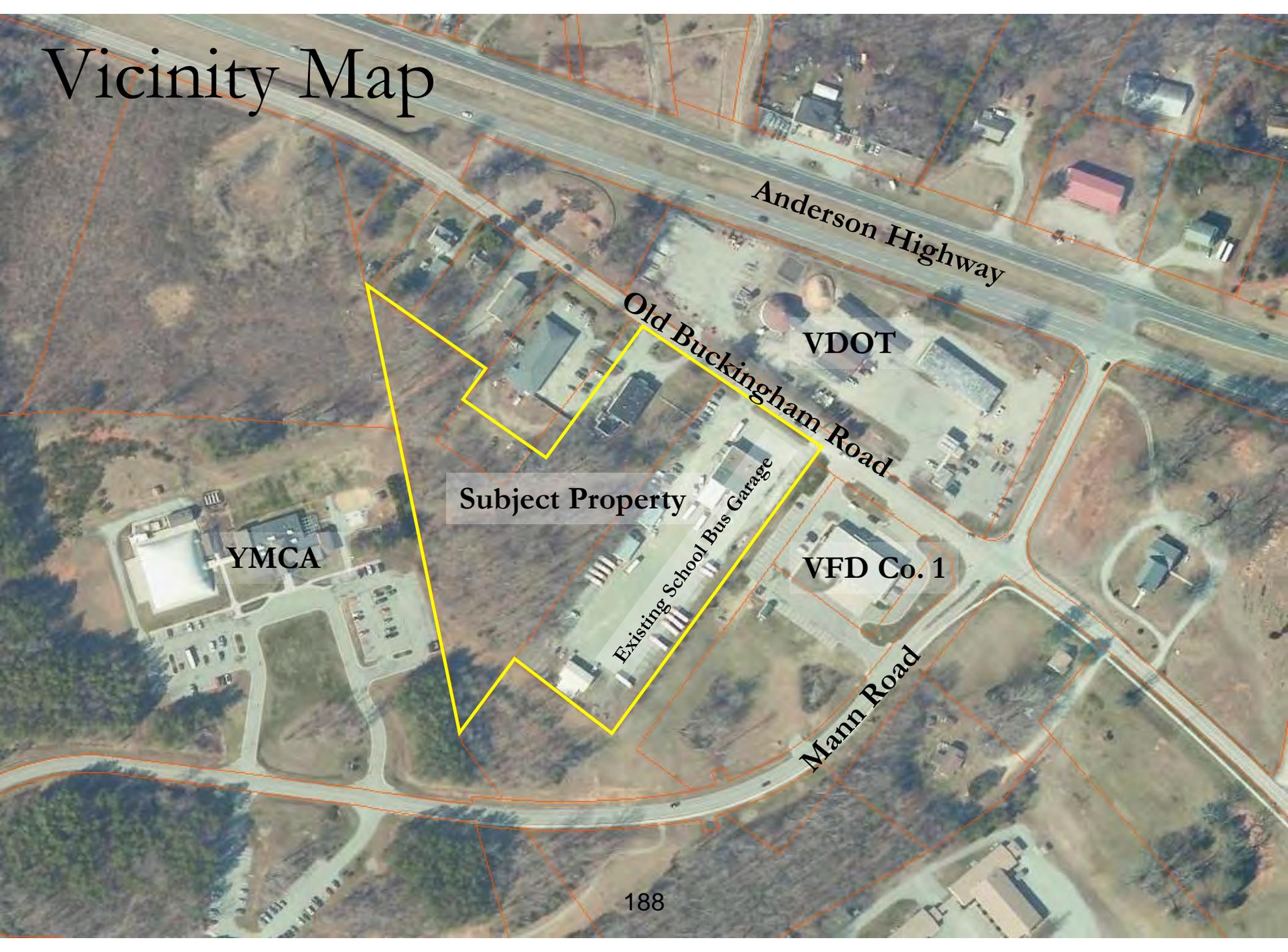
**XII. PROPOSED RESOLUTION:**

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) of the request submitted by the County of Powhatan to rezone 7.3<sup>±</sup> acres located at 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24 from R-C, C, and A-10 to V-C, and amend the County's Zoning District Map.

Attachment(s):

1. Vicinity Map
2. Tax Parcel Map
3. Zoning Map
4. Future Land Use Map
5. Map 3 - Public Facilities, 2010 Long-Range Comprehensive Plan
6. Application for Rezoning
7. Power of Attorney
8. Plat of 2.910 Acres by Woodrow Cofer dated June 9, 2009 – Existing School Garage
9. Plat of 2 Parcels by Woodrow Cofer dated June 2, 2015 – 3977 Old Buckingham Road
10. Joint Transportation Maintenance Facility Board Presentation by BCWH dated February 3, 2016
11. Department of Public Works Comments
12. VDOT Review Comments
13. Adjacent Property Owners

# Vicinity Map



Anderson Highway

Old Buckingham Road

VDOT

Subject Property

Existing School Bus Garage

VFD Co. 1

Mann Road

YMCA

# Tax Parcel Map

026B1-1-9B

026B1-1-14

026-112

026-114

026-116

026-117F

026-117E

026-117A

026-117B

026-117C

026-117D

026B2-1-3

026B2-1-10

Anderson Highway

026B2-1-4

026B2-1-5

026B2-1-6

026B1-1-10

026B2-1-7

026B2-1-8

Old Buckingham Road

026B2-1-10A

026B2-1-9

026B2-1-24

026B2-1-20A

026B2-1-12

026-62

026B2-1-20D

026B2-1-22

Mann Road

026B2-1-23

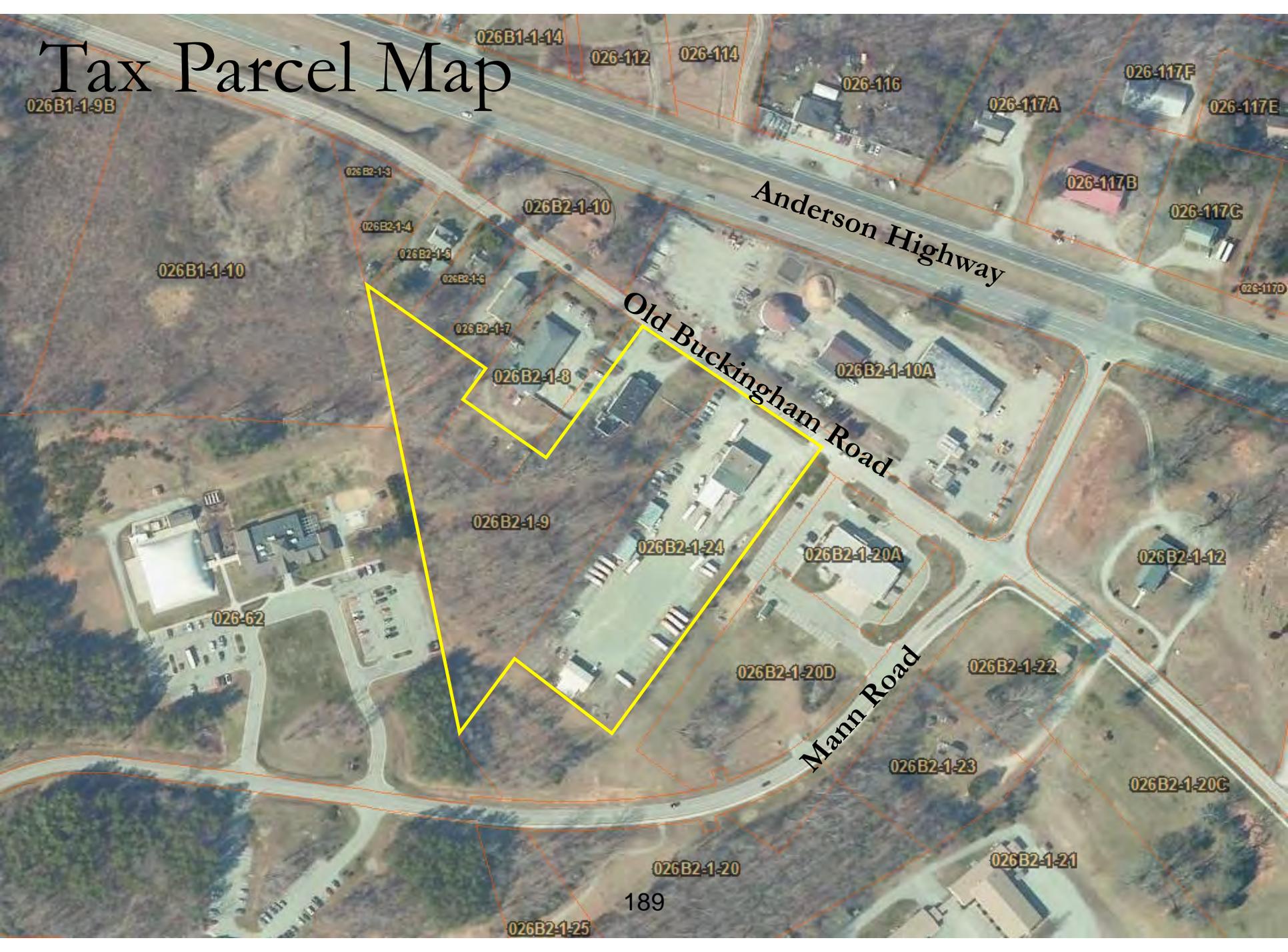
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026B2-1-20

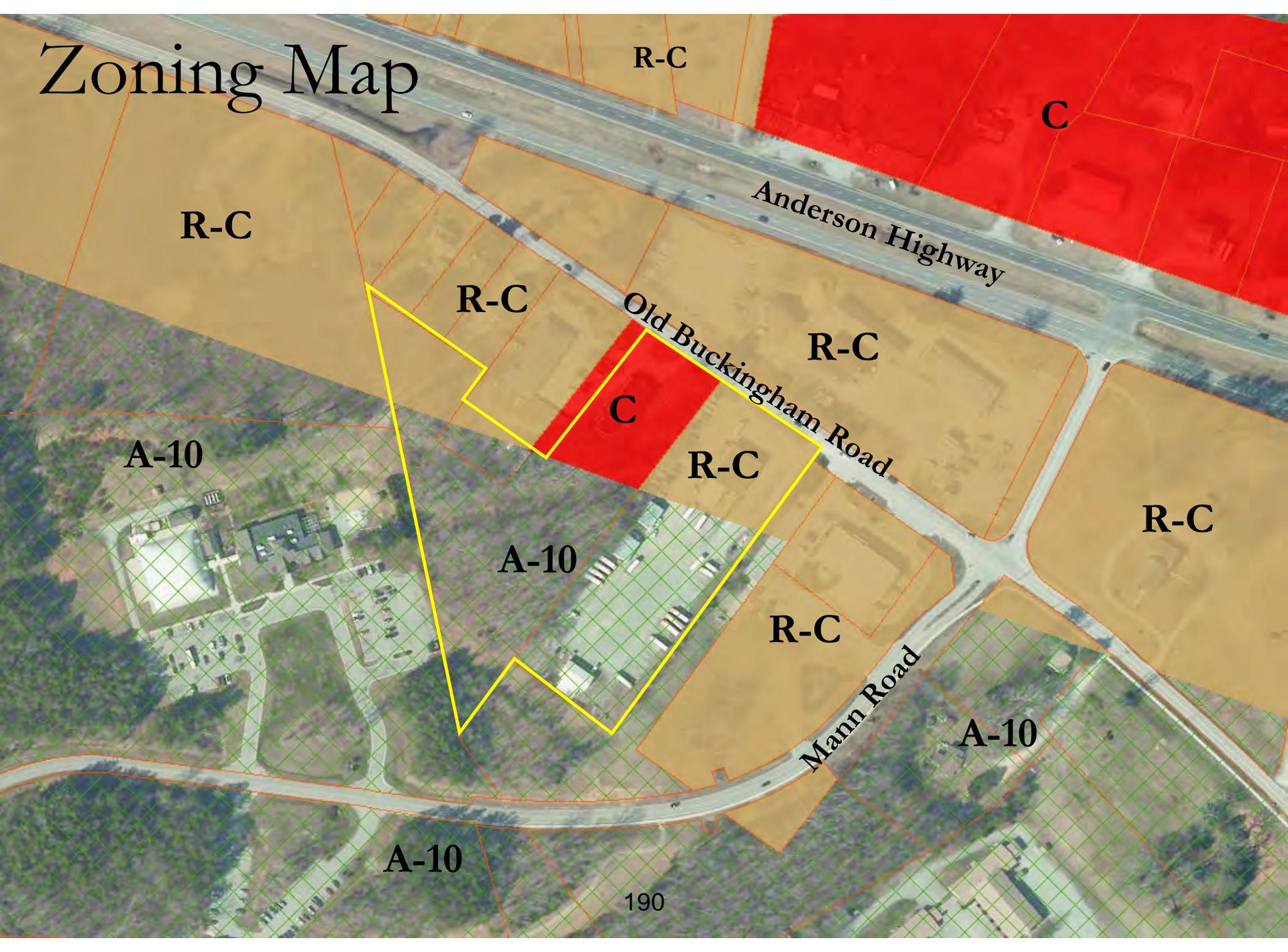
026B2-1-21

189

026B2-1-25



# Zoning Map



R-C

C

R-C

Anderson Highway

R-C

Old Buckingham Road

R-C

C

R-C

A-10

R-C

A-10

R-C

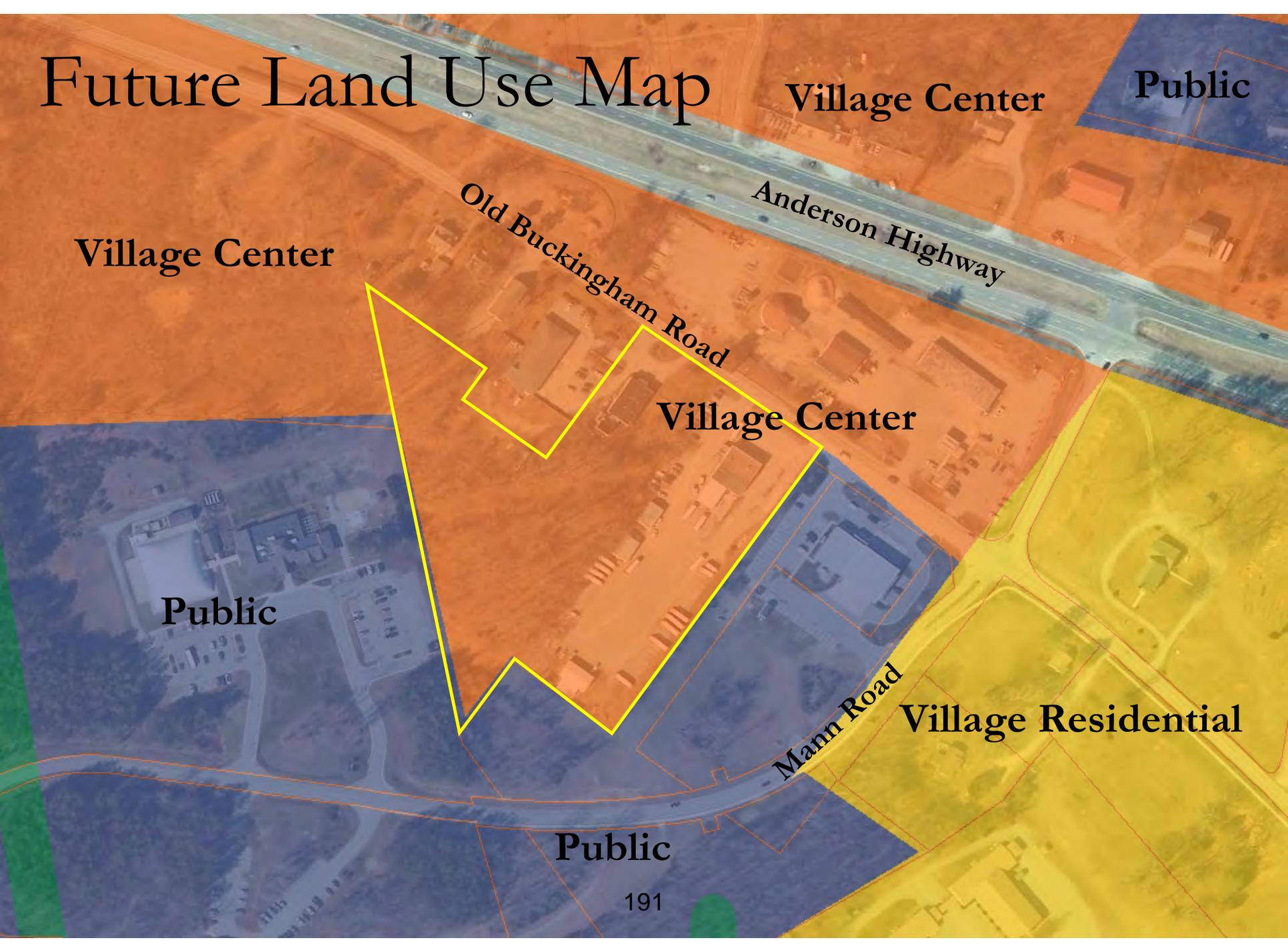
Mann Road

A-10

A-10

190

# Future Land Use Map



Village Center

Public

Village Center

Old Buckingham Road

Anderson Highway

Village Center

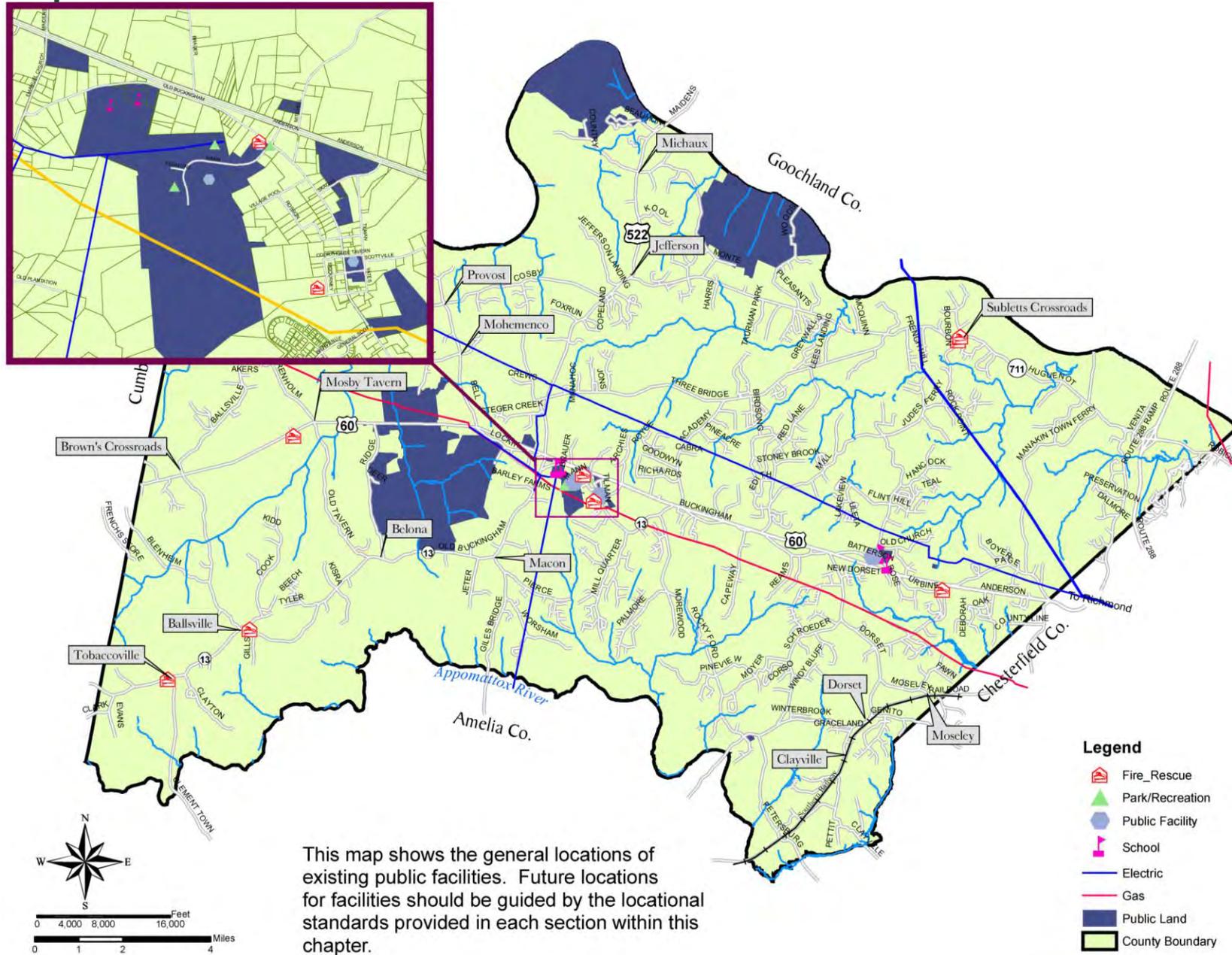
Public

Village Residential

Mann Road

Public

### Map 3: Public Facilities



This map shows the general locations of existing public facilities. Future locations for facilities should be guided by the locational standards provided in each section within this chapter.

### REZONING APPLICATION

**\*Please Type or Print\***

<i>For office use only</i>	Case # <u>16-03-REZC</u>
Date of Pre-application meeting _____	Date Filed <u>4/8/16</u>

#### APPLICANT INFORMATION

County of Powhatan  
Owner/Applicant Powhatan County School Board Telephone (804) 598-5605

Address 3834 Old Buckingham Road Owner  Lessee ( )  
Powhatan, VA 23139

Contract Purchaser N/A Telephone \_\_\_\_\_

Address \_\_\_\_\_

Who Should Correspondence or Questions regarding this Application be directed to:

Name March Altman Telephone (804) 598-5605

Address 3834 Old Buckingham Road, Powhatan, VA 23139

#### PARCEL INFORMATION AND REQUEST

Tax Map 26B2-1-9 Section # \_\_\_\_\_ Magisterial District Powhatan Courthouse/Mt. Zion

Location 3975 Old Buckingham Road  
3977 Old Buckingham Road Area (acres/sq. ft.) in \_\_\_\_\_

Property 7.3+/- Area (acres/sq. ft.) In Rezoning 7.3+/-

Are there any Deed Restrictions? Yes \_\_\_ No  (If yes, attach copy of restrictions)

Current Zoning ~~Residential-Commercial (R-C)~~  
~~Commercial (C)~~ Agricultural-10 (A-10) Requested Zoning Village Center (VC)

Describe in Detail the Proposed Use of Property:

Property will be used as a Joint Transportation Maintenance Facility by the Powhatan County School Board.  
The facility will replace the existing facility located at 3975 Old Buckingham Road  
The facility will service both the County and School Board vehicle fleets.





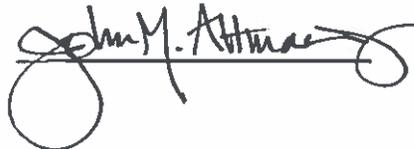
**STATEMENT FOR VALIDITY OF INFORMATION**

Every applicant shall sign the following document to substantiate the validity of submitted information.

**State of Virginia**  
**County of Powhatan to wit**

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

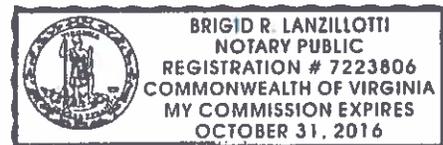
Signed 

Print Name John M. Altman, Jr.

Subscribed and sworn to before me this 11 day of April, 2014.

Notary Public 

My Commission Expires Oct 31, 2014



**\*\*\*PROFFERS MUST BE SUBMITTED TWO WEEKS PRIOR TO PLANNING\*\*\*  
**COMMISSION AND BOARD OF SUPERVISORS MEETINGS.****

**STATEMENT OF PROFFER**

CASE # \_\_\_\_\_

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance. I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

\_\_\_\_\_  
Owner of Record - Signature

\_\_\_\_\_  
Date

Type or print name \_\_\_\_\_

COMMONWEALTH OF VIRGINIA,  
COUNTY OF \_\_\_\_\_, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by \_\_\_\_\_, whose name is signed to the above, on this \_\_\_ day of \_\_\_ 20\_\_.

Notary Public \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**OWNERSHIP DISCLOSURE**

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

**NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.**

<u>NAME</u>	<u>ADDRESS (Include Zip Code)</u>
County of Powhatan	3834 Old Buckingham Road Powhatan, VA 23139
Powhatan County School Board	2320 Skaggs Road Powhatan, VA 23139

I, John M. Altman, Jr., do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) \_\_\_\_\_ of tax map number(s) \_\_\_\_\_ requesting **Rezoning**, Conditional Use Permit, and Variance/Appeal. *(Please circle one)*

26B2-1-9 &  
26B2-1-24

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

John M. Altman, Jr. Signature

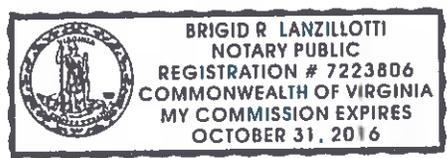
STATE OF VIRGINIA  
COUNTY OF POWHATAN, to wit:

This day John M. Altman, Jr. personally appeared before me, Brigid Lanzillotti, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 11 day of April, 2016.

Notary Public Brigid Lanzillotti

My commission expires: Oct 31, 2016





**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name Dr. Eric L. Jones Telephone (804) 598-5700  
Address 2320 Skaggs Road, Powhatan, VA 23139  
Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_  
Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_  
Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_

being all of the owner(s) of the property described as County tax map numbers:

26B2-1-24

and authorized to take such action, do hereby make, constitute and appoint:

2. Name March Altman Telephone (804) 598-5612  
Address 3834 Old Buckingham Road, Powhatan VA 23139

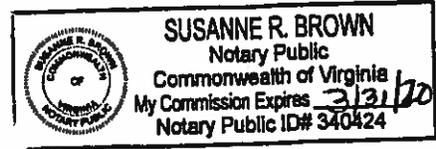
to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, variance, appeal or any other zoning matter, and to set forth and offer such legally acceptable voluntarily proffered conditions (including any additions, amendments, modifications or deletions thereto), or any other agreements or representations that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*Susanne R. Brown*  
\_\_\_\_\_

4. In witness whereof, I/we have hereto set my/our hand and seal

this 19<sup>th</sup> day of April, 2016.



*[Handwritten Signature]*  
\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Signature(s)

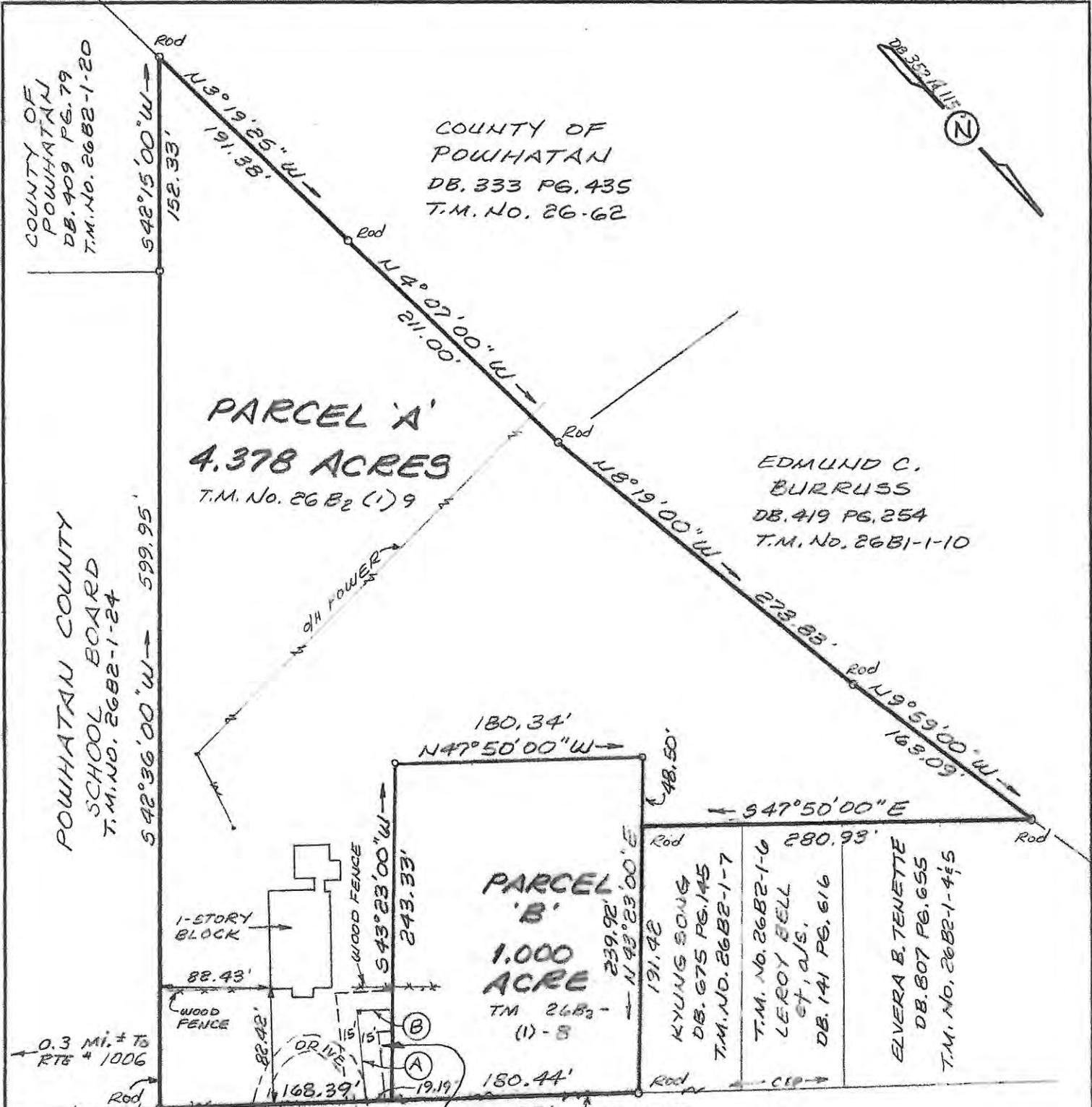
\_\_\_\_\_  
Signature(s)

Witnessed  
by: \_\_\_\_\_

Witnessed  
by: \_\_\_\_\_

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.





**PLAT SHOWING 2 PARCELS OF LAND LYING ON THE SOUTH LINE OF STATE ROUTE No. 13**

**SPENCER DISTRICT - POWHATAN COUNTY, VA.**

DATE: DECEMBER 2, 1996 SCALE: 1" = 100'  
 REV: JUNE 2, 2015

NOTE:  
 THIS PROPERTY IS NOT WITHIN A FEMA  
 DEFINED FLOOD HAZARD AREA,  
 SEE PANEL NO. 51145C0120B.

ADDRESS: 3979 OLD BUCKINGHAM ROAD (PARCEL 'A')

WOODROW K. COFER  
 06-02-2015

WOODROW K. COFER, INC.  
 CERTIFIED LAND SURVEYOR  
 POWHATAN, VIRGINIA  
 (804) 523-2014



## Joint Transportation Maintenance Facility Board Presentation

February 3, 2016

204



# AGENDA

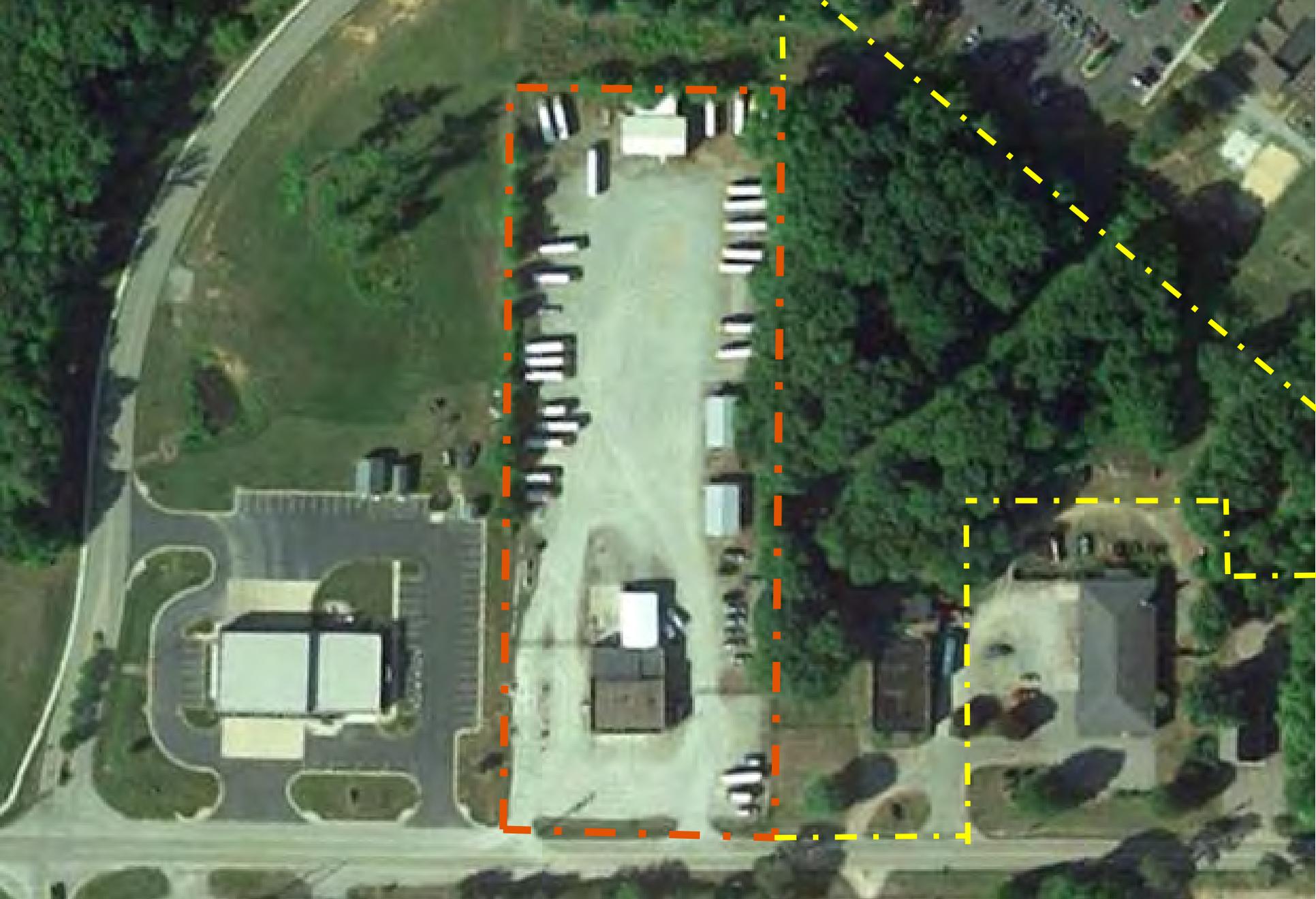
- **PROJECT DESCRIPTION**
- **DESIGN PRESENTATION**
  - **Plans**
  - **Building Views**
- **NEXT STEPS**

# PROJECT SCOPE

- New Vehicular Maintenance Facility
- Existing Site with Additional Property
- Joint County/Schools facility
  - County Vehicles – 108
  - School Vehicles – 130
- Maintain existing operation during construction

# BUILDING PROGRAM SUMMARY

Transportation Offices, Training & Support Spaces	1,000 NSF
Transportation Service Shops	7,300 NSF
- School Buses and Large Equipment – 5 bays	
- Light Duty Service – 3 bays	
Service and Utility Support Spaces	2,390 NSF
PCPS Maintenance Shops / Storage	1,200 NSF
Walls, restrooms, circulation	1,910 GSF
<b>Total Interior SF</b>	<b>13,800 GSF</b>
Outdoor Covered Area	2,500 GSF
<b>Total Building SF</b>	<b>16,300 GSF</b>





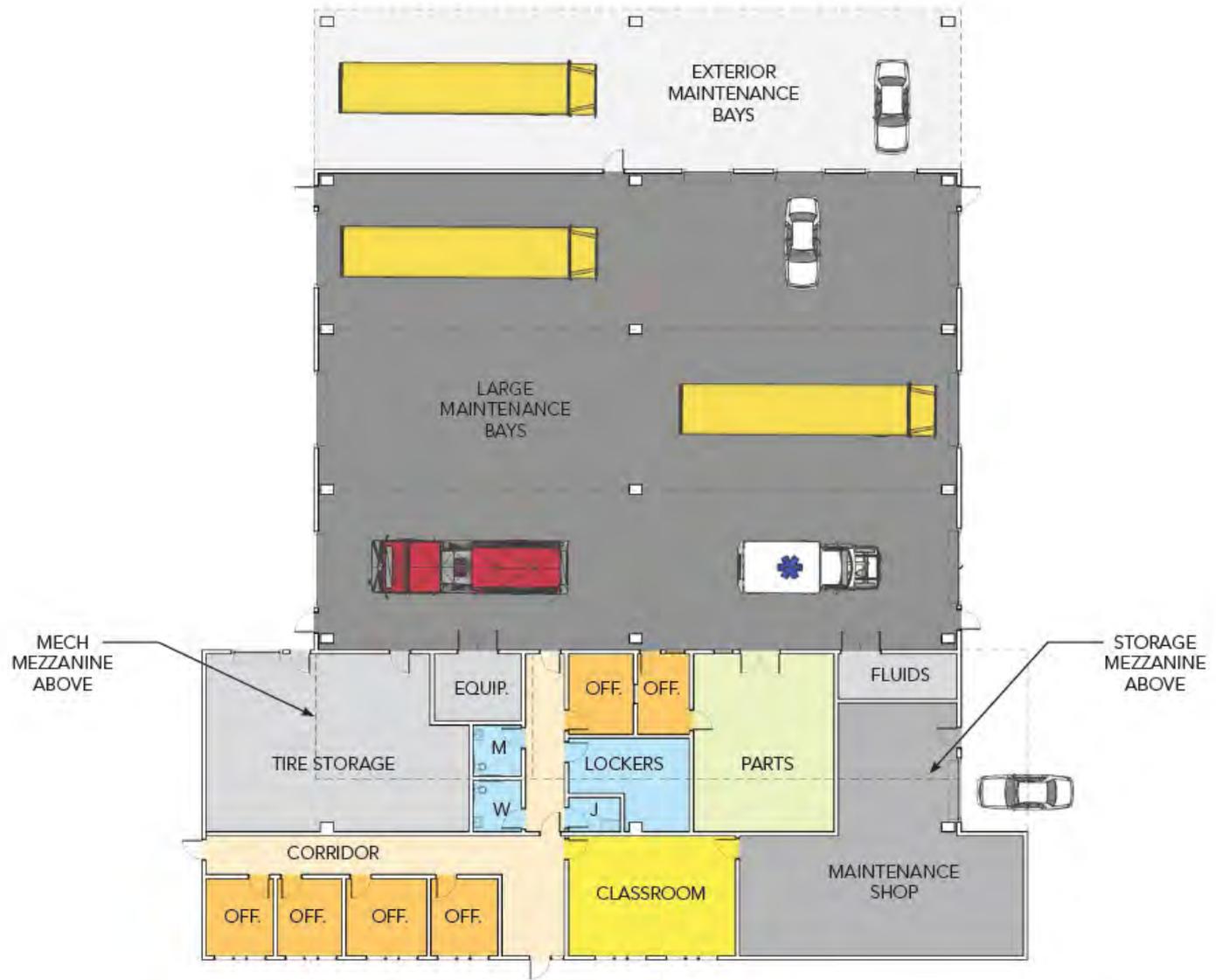
RELOCATED  
STRUCTURE

BUS PARKING  
(100)

NEW  
MAINTENANCE  
FACILITY

FUELING  
CANOPY

PARKING







212 **OVERALL EAST ELEVATION VIEW**





## NEXT STEPS

- Complete and submit site plan for review and approval
- Complete Bid Documents – March 2016
- Project Bidding – April 2016
- Start Construction – July 2016
- Occupancy – May 2017\*
  - Contingent upon resolution of fire suppression systems water supply

# Questions?



Department of Public Works

Johnny Melis, EIT  
Utilities Manager

THE COUNTY OF  
**POWHATAN**  
VIRGINIA

3834 Old Buckingham Road, Suite A  
Powhatan, Virginia 23139

Tel 804-598-5764  
Fax 804-598-4821  
[www.powhatanva.gov](http://www.powhatanva.gov)

April 22, 2016

Mr. Ed Howland, LS, CZO  
Planning Manager

RE: 16-03-REZC, County of Powhatan 3975 & 3977 Old Buckingham Road

Dear Ed:

The Department of Public Works has reviewed 16-03-REZC, County of Powhatan 3975 & 3977 Old Buckingham Road, received April 20, 2016. The Tax Parcels, 26B2-1-9 and 26B2-1-24, are both located within the Water and Wastewater Service District. 3975 Old Buckingham is currently served by Powhatan County's sanitary sewer system but 3977 Old Buckingham Road is not. The new facility shall be connected to the County's sanitary sewer system. The department has no further review comments

Sincerely,

Utilities Manager  
Department of Public Works

CC: Ramona Carter, P.E., MPA, Director of Public Works



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

Charles A. Kilpatrick, P.E.  
COMMISSIONER

April 28, 2016

Mr. Ed Howland, LS, CZO  
Planning Manager  
Powhatan County Planning Department  
3834 Old Buckingham Road, Suite E.  
Powhatan, Virginia 23139

REFERENCE: **16-03-REZC. COUNTY OF POWHATAN -  
3975 & 3977 Old Buckingham Road  
(Powhatan Courthouse/ Mt. Zion Electoral District)  
Date VDOT Received: 04/20/16**

Dear Mr. Howland:

The applicant, the County of Powhatan, is requesting the rezoning of 7.3 +/- acres located on the south side of Old Buckingham Road approximately 375 feet from its intersection with Mann Road from Residential-Commercial (R-C), Commercial (C), and Agricultural (A-10) to Village Center (V-C). The parcels involved are identified as 3975 Old Buckingham Road (Tax Parcel # 26B2-1-24), which is owned by the Powhatan County School Board, and 3977 Old Buckingham Road (Tax Parcel #26B2-1-9), which is owned by the County of Powhatan. The applicant has initiated the rezoning to construct a Joint Transportation Maintenance Facility that will service both the County and the School Board vehicle fleets. Ownership of 3977 Old Buckingham Road (26B2-1-9) will be transferred to the Powhatan County School Board. The two (2) parcels involved will be consolidated into a single parcel to allow for the construction of the maintenance facility.

VDOT has no objection to the requested rezoning. The consolidated vehicle maintenance facility is under separate review under 16-04-SPA, Powhatan Transportation and Maintenance Facility. The planners for the latter plan need to meet with VDOT to improve the external connections to Old Buckingham Road to ameliorate potential traffic conflicts. Also, the feasibility of shifting the eastern access back to provide for greater separation from the fire station access should be investigated, as well as the possibility of having entering and exiting movements at different locations. Also, the plans, as presently developed, indicate that the designers need a better understanding of bus movements. The internal vehicle corridors need to be refined for the efficient and safe movement of these vehicles, among others.

Please contact me at (804) 674-2560, or Brian Lokker at (804) 674-2384, if you have any questions or concerns regarding this project.

WE KEEP VIRGINIA MOVING

April 28, 2016

Page 2 of 2

Sincerely,

*J. T. Phillippe*

J. T. Phillippe

Plan Reviewer

VDOT Richmond District

Central Area Land Use

CC: Shaun Reynolds

- Powhatan County Environmental Coordinator

May 9, 2016

Dear Adjoining Landowner,

The Powhatan County *Board of Supervisors*, on **May 23, 2016 at 6:00 p.m.** in the **Powhatan Village Building Auditorium, 3910 Old Buckingham Road**, will hold a public hearing taking under consideration the following:

**REZONING REQUEST**

**16-03-REZ:** County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District) request the rezoning from Agricultural-10 (A 10), Residential-Commercial (R-C), and Commercial (C) to Village Center (VC) and the amendment of the zoning district map of 7.3± acres of land located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

As an adjacent property owner, you are being notified of the request. All Planning Commission meetings are open to the public and you are encouraged to attend on the day and time specified above. Copies of the proposed plans, ordinances, or amendments may be reviewed in the Department of Planning and Community Development in the Powhatan County Administration Building between 8:30 AM and 5:00 PM of each business day. Copies of staff reports are available one week prior to the Public Hearing upon request.

If you have any questions or would like more information on the request, please contact the Planning Department at 598-5621.

Sincerely,

Community Development Department Staff

**AFFIDAVIT**

**CASE #: 16-03-REZ**

**NAME: County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District)**

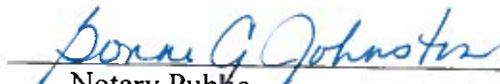
**LETTERS MAILED: May 9, 2016**

**COMMONWEALTH OF VIRGINIA,  
COUNTY OF POWHATAN, to-wit:**

The undersigned affiant, first being duly sworn, states that this affidavit is made pursuant to Va. Code 15.2-2204 to certify that written notice of a pending public hearing on the above case has been sent by first-class mail to the last known address as shown by the current real estates tax assessment books of the owners of each parcel butting and immediately across the street from the affected property.

  
Signature

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid this day 9 of May, 2016.

  
Notary Public



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Powhatan County  
Board of Supervisors  
Agenda Item

Meeting Date: May 23, 2016

Agenda Item Title: O-2016-21 – County of Powhatan Request for a Substantial Accord Determination for the Joint Transportation Maintenance Facility at 3975 & 3977 Old Buckingham Road

Motion: In accordance with public necessity, convenience, general welfare and good zoning practice, move to approve Ordinance O-2016-21 as presented

Dates Previously Considered by Board: N/A

Summary of Item: Virginia Code §15.2-2232(A) requires that the location, character and extent of these public facilities be submitted to and approved as being in substantially in accord with the adopted comprehensive plan. A review is required when a project is proposed to construct a public facility that is not shown on the comprehensive plan. The 2010 Long-Range Comprehensive Plan does not show the existing school bus maintenance facility on the Public Facilities Map nor does it recommend a public land use of the subject properties, therefore §15.2-2232(A) of the Code of Virginia mandates a “substantially in accord” finding be by the Planning Commission prior to the use of the property for a public purpose. The Planning Commission determined that the proposed facility is in substantial accord with the Comprehensive Plan. The Code of Virginia provides that he Board may overrule the Planning Commission’s determination.

Notice of the May 23, 2016 public hearing was published in the Powhatan Today on May 11 and 18, 2016.

Staff:  Approve  Disapprove  See Comments

Commission/Board:  Approve  Disapprove  See Comments  
Planning Commission (5-0)  
May 3, 2016

County Administrator:  Approve  Disapprove  See Comments

Comments:

Budget/Fiscal Impact: None

Attachments: Ordinance (O-2016-21); Staff Report

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

## **ORDINANCE O-2016-21**

**An Ordinance affirming the Planning Commission determination that the proposed joint transportation maintenance facility to be located at 3975 and 3977 Old Buckingham Road to be “Substantially In Accord” with the adopted 2010 Long-Range Comprehensive Plan**

**WHEREAS**, in coordination with the Powhatan County Public School System, the County of Powhatan requested the Department of Community Development to conduct a “Substantially In Accord” review to determine whether the property proposed for use as a joint vehicle maintenance facility is substantially in conformance with the County’s adopted 2010 Long-Range Comprehensive Plan; and

**WHEREAS**, the subject property consists of two parcels totaling 7.3<sup>±</sup> acres, identified as 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24, and are owned by the County of Powhatan and the Powhatan County School Board; and

**WHEREAS**, §15.2-2223 of the Code of Virginia, 1950, as amended, requires the local planning commission to prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction; and

**WHEREAS**, §15.2-2223 of the Code of Virginia, 1950, as amended further requires that the governing body adopt a comprehensive plan for the territory under its jurisdiction; and

**WHEREAS**, §15.2-2232(A) of the Code of Virginia, 1950, as amended, requires that unless a feature is already shown on the adopted comprehensive plan that no feature shall be constructed unless and until the general location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted comprehensive plan; and

**WHEREAS**, the Planning Commission advertised and held a public hearing on the request for a substantially in accord determination, on May 3, 2016 and all of those who spoke on this topic were heard; and

**WHEREAS**, the Planning Commission determined the proposed joint transportation maintenance facility to be in substantial accord with the 2010 Long-Range Comprehensive Plan; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on May 11, 2016 and May 18, 2016; and

**WHEREAS**, the full text of this amendment was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on May 23, 2016, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED**, that the Powhatan County Board of Supervisors hereby **approves** Ordinance O-2016-21 affirming the Planning Commission determination that the proposed joint transportation maintenance facility to be located on 7.3<sup>±</sup> acre located at 3975 and 3977 Old Buckingham Road, further identified as, Tax Parcels 26B2-1-9 and 26B2-1-24, is Substantially in Accord with the 2010 Long-Range Comprehensive Plan.

**APPROVED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON MAY 23, 2016.**

---

**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

---

**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

**Recorded Vote:**

**David T. Williams** \_\_\_\_\_  
**Larry J. Nordvig** \_\_\_\_\_  
**Angela Y. Cabell** \_\_\_\_\_  
**William E. Melton** \_\_\_\_\_  
**Carson L. Tucker** \_\_\_\_\_



**16-01-SA – County of Powhatan  
3975 & 3977 Old Buckingham Road  
Substantial Accord Determination**

Staff Report prepared for the Planning Commission

*Revised May 4, 2016*

*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

**I. PUBLIC HEARINGS:**

Planning Commission	May 3, 2016	Recommended Approval
Board of Supervisors	May 23, 2016	Public Hearing

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

Proposed Zoning:	Village Center (V-C)	
Existing Zoning:	Residential-Commercial (R-C); Commercial (C); and Agricultural-10 (A-10)	
Parcel Size:	7.3 ± acres total (4.38 ac. & 2.91 ac.)	
Parcel ID#	26B2-1-9; 26B2-1-24	
Owner(s):	County of Powhatan; Powhatan County School Board	
Location of Property:	3975 & 3977 Old Buckingham Road	
Electoral District:	#4 Powhatan Courthouse/Mt. Zion	
Land Use Plan Recommendation:	Village Center	
Zoning of Surrounding Property:	North:	Residential-Commercial (R-C)
	South:	Agricultural-10 (A-10)
	East:	Residential-Commercial (R-C) Agricultural-10 (A-10)
	West:	Residential-Commercial (R-C) Agricultural-10 (A-10)

### **III. EXECUTIVE SUMMARY:**

In coordination with the Powhatan County Public School System, the County of Powhatan has requested the Department of Community Development to conduct a “Substantially In Accord” review to determine whether the properties proposed for use as a joint vehicle maintenance facility is substantially in conformance with the County’s adopted 2010 Long-Range Comprehensive Plan.

The proposed site consists of a total of 7.3 ± acres located on the south side of Old Buckingham Road approximately 375’ its intersection with Mann Road. The proposed site consists of two (2) parcels, which are identified as 3975 Old Buckingham Road (Tax Parcel #26B2-1-24), which is owned by the Powhatan County School Board, and 3977 Old Buckingham Road (Tax Parcel #26B2-1-9), which is owned by the County of Powhatan. The properties are zoned Residential-Commercial (R-C), Commercial (C), and Agricultural-10 (A-10). The subject properties are designated as Village Center on the Future Land Use Map. The applicant has initiated the rezoning of the subject properties to Village Center (V-C).

The current Powhatan County Public School System vehicle maintenance facility is located at 3975 Old Buckingham Road. The current facility is not shown on the Public Facilities Map contained in the Comprehensive Plan. A Joint Transportation Maintenance Facility that will service both the County and School Board vehicle fleets is planned for the subject properties.

The Planning Commission conducted a public hearing at its May 3, 2016 meeting to consider the request for a “Substantially In Accord” determination. The Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. After discussing the request, the Commission voted 5-0 to recommend approval of the request to the Board of Supervisors.

### **IV. PURPOSE**

This report has been prepared to assist in making a determination whether the proposed public/government use of the property is “substantially in accord” with the County’s 2010 Long-Range Comprehensive Plan.

The comprehensive plan is not an instrument of land use control. It does, however, impact public areas, public buildings, and public utilities. Virginia Code §15.2-2232(A) requires that the location, character and extent of these public facilities be submitted to and approved as being in substantially in accord with the adopted comprehensive plan. A review is required when a project is proposed to construct a public facility that is not shown on the comprehensive plan.

The 2010 Long-Range Comprehensive Plan does not currently show the existing school bus maintenance facility on the Public Facilities Map nor does it recommend a public land use of the subject properties, therefore §15.2-2232(A) of the Code of Virginia mandates a “substantially in accord” finding be by the Planning Commission prior to the use of the property for a public purpose.

The Code of Virginia, §15.2-2232(A) states:

*Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so ..., no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility ..., whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof..*

The Code of Virginia, §15.2-2232(A) states:

*“The Commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership...”*

## V. SUBJECT PROPERTY:

The subject properties consist of a total of 7.3 ± acres located at 3975 and 3977 Old Buckingham Road on the south side of Old Buckingham Road (Rt. 13). The properties are located approximately 375 feet west of the intersection of Old Buckingham Road and Mann Road (Rt. 687). The site consists of two (2) parcels, Tax Parcel 26B2-1-9, containing 4.4 acres, and Tax Parcel 26B2-1-24, containing 2.9 acres. The subject properties consist of approximately 390 feet of road frontage along Old Buckingham Road. The properties are currently zoned Residential-Commercial (R-C), Commercial (C), and Agricultural-10 (A-10).

- **3975 Old Buckingham Road** – The approximate 4,100 square foot, 1-story block building was constructed in 1943. The building and site currently serve as the Powhatan School Bus Garage maintenance facility and parking area. The property is predominately open and flat, and contains a 2,120 square foot 1-story metal building along the rear property line and two (2) 960 square foot office trailers along the western property line.

The facility will remain operational during construction of the new facility and will be demolished once construction of the new facility is completed. The out-building located along the rear property line will be retained and two trailers will be removed. Additionally, an open canopy will be added adjacent to the out-building along the rear property line. The site also contains four fuel pumps that will be retained at their current location. A canopy will be added over the fuel pumps as part of the project.

- **3977 Old Buckingham Road** – The 4,712 square foot 1-story block building was constructed in 1949. The building was the former location of the “Powhatan Locker Plant,” which served as a meat processing facility. Later the building served as a barbeque take-out restaurant and base for a catering business. The building is currently vacant and will be demolished as part of the project. The site is predominately flat and wooded.

The County will retain the westernmost portion (the “triangle”) of the property, either in fee or easement, as the location of an above ground water storage tank.

The Department of Public Works indicates that 3975 Old Buckingham Road is currently served by public sanitary sewer. Records indicate that the site is served by Aqua Virginia. County records indicate that 3977 Old Buckingham Road is served by well and septic system.

The subject property is served by the Powhatan Volunteer Fire Department, Company 1, which is directly adjacent east of the site. There is a fire hydrant located at Company 1 along Mann Road. A new above ground water storage tank is planned as part of the vehicle maintenance facility and new middle school projects to provide fire suppression for the facilities and to provide water storage for a future public water capacity to serve the Courthouse Village area.

**Figure 1 - Subject Property**



## **VI. ZONING AND LAND USE ANALYSIS:**

The subject properties are “split” zoned, or have more than one zoning designation (see zoning map below). The front portion of both parcels are zoned either Commercial or Residential-Commercial with the remainder of the property zoned Agricultural-10. Due to the location of the proposed transportation maintenance facility in relation to the zoning district boundaries, it is necessary to rezone the entire site to move forward with the project. The applicant has requested the rezoning of the subject properties to Village Center (VC).

The surrounding properties are zoned Residential-Commercial (R-C) and Agricultural-10 (A-10)

## **VII. MAJOR THOROUGHFARE PLAN AND SITE ACCESS**

The subject properties consist of approximately 390 feet of road frontage along Old Buckingham Road (State Route 13), approximately 375 feet west of the intersection of Old Buckingham Road and Mann Road (Rt. 687). This portion of Old Buckingham Road is primarily a marked two-lane road that is designated a Minor Arterial by the Major Thoroughfare Plan in the 2010 Long-Range Comprehensive Plan and the Powhatan County Subdivision Ordinance.

The two (2) parcels in question currently have a total of four (4) points of entry/exit onto Old Buckingham Road. The proposed redevelopment of the site will eliminate the two (2) middle entry/exit points while maintaining the eastern and westernmost access points. The elimination of the two access points will reduce potential traffic conflicts along Old Buckingham Road and improve traffic flow in and out of the site. The remaining access points will be improved to VDOT’s commercial entrance standards.

## **VIII. COMPREHENSIVE PLAN ANALYSIS:**

The subject properties are designated as Village Center (VC) on the Courthouse Village Special Plan Area Map. Surrounding areas to the north and west are also designated Village Center (VC). Areas to the east and south are designated Public on the Courthouse Village Special Plan Area Map. The Plan indicates that the “Courthouse Village is both the historic and government center for the county. This special area is recommended for a mix of village centers, village residential and commerce centers that create a walkable community in close proximity to the government facilities.”

Designed in accordance with provisions of the Zoning Ordinance, the vehicle maintenance facility could be constructed in a compatible manner with the uses in the surrounding area, and consistent with the following Visions, Goals, Objectives and Policies of the 2010 Long-Range Comprehensive Plan:

- **Schools Section of Chapter 6, Infrastructure and Facilities:** Plan for addition of transportation vehicles, bus garage and maintenance facility.

- **Village Center Land Use Policy #9:** A mix of commercial, office, service, public and residential uses should be accommodated in village centers with vertical mixed-use buildings being a preferred form.
- **Village Center Land Use Policy #10:** The scale of buildings in village centers should maintain a small town feel, and be limited to buildings with small footprints of 15,000 square feet or less. Buildings should be limited to a maximum height of thirty-five feet or a maximum of three stories for a total area not to exceed 45,000 square feet...
- **Village Center Land Use Policy #22:** New infrastructure should be planned to be adequate for both the proposed development and any additional planned growth in the village proximity...
- **Village Center – Appropriate Land Uses:** Public institutional including government facilities and offices, fire stations.

**IX. CONCLUSION:**

The ability to provide necessary public facilities and services is a priority for the County and while the existing and proposed transportation maintenance facilities are not shown on the Public Facilities Map in the 2010 Long-Range Comprehensive Plan, a vehicle maintenance facility was found to be a preferable use for this site.

After reviewing the proposed location in the context of existing and recommended land uses, availability of access, utilities, and emergency services, and other critical site characteristics and considerations, staff concludes the proposed use of the site presents no conflict with the intent of the adopted 2010 Long-Range Comprehensive Plan. Designed in accordance with Zoning Ordinance standards, the proposed vehicle maintenance facility and associated site development is deemed to be “substantially in accord” with the goals, objectives and policies of the 2010 Plan.

**X. PLANNING COMMISSION RESOLUTION:**

In accordance with §15.2-2232(A) of the Code of Virginia, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission voted 5-0 to recommend *approval* of the determination that the proposed vehicle maintenance facility proposed at 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24, is “Substantially In Accord” the goals, objectives and policies County’s adopted 2010 Long-Range Comprehensive Plan.

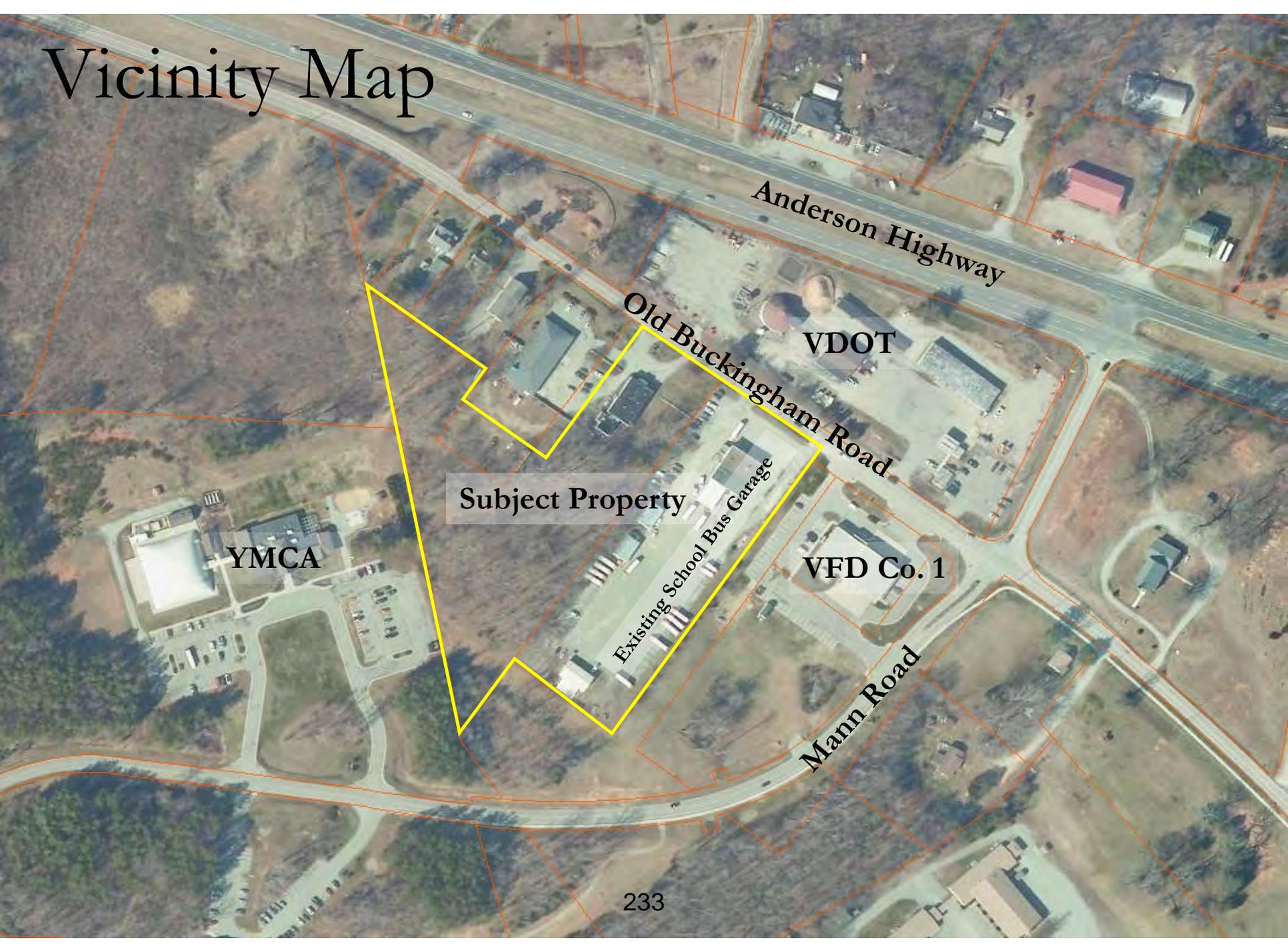
**XI. PROPOSED RESOLUTION:**

In accordance with §15.2-2232(A) of the Code of Virginia, and in accordance public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) the determination that the proposed vehicle maintenance facility proposed at 3975 and 3977 Old Buckingham Road, further identified as Tax Parcels 26B2-1-9 and 26B2-1-24, is “Substantially In Accord” the goals, objectives and policies County’s adopted 2010 Long-Range Comprehensive Plan.

Attachment(s):

1. Vicinity Map
2. Tax Parcel Map
3. Zoning Map
4. Future Land Use Map
5. Map 3 - Public Facilities, 2010 Long-Range Comprehensive Plan

# Vicinity Map



Anderson Highway

Old Buckingham Road

VDOT

Subject Property

Existing School Bus Garage

VFD Co. 1

YMCA

Mann Road

# Tax Parcel Map

026B1-1-9B

026B1-1-14

026-112

026-114

026-116

026-117F

026-117E

026-117A

026-117B

026-117C

026-117D

026B2-1-3

026B2-1-10

Anderson Highway

026B1-1-10

026B2-1-4

026B2-1-5

026B2-1-6

026B2-1-7

026B2-1-8

Old Buckingham Road

026B2-1-10A

026B2-1-9

026B2-1-24

026B2-1-20A

026B2-1-12

026-62

026B2-1-20D

026B2-1-22

Mann Road

026B2-1-23

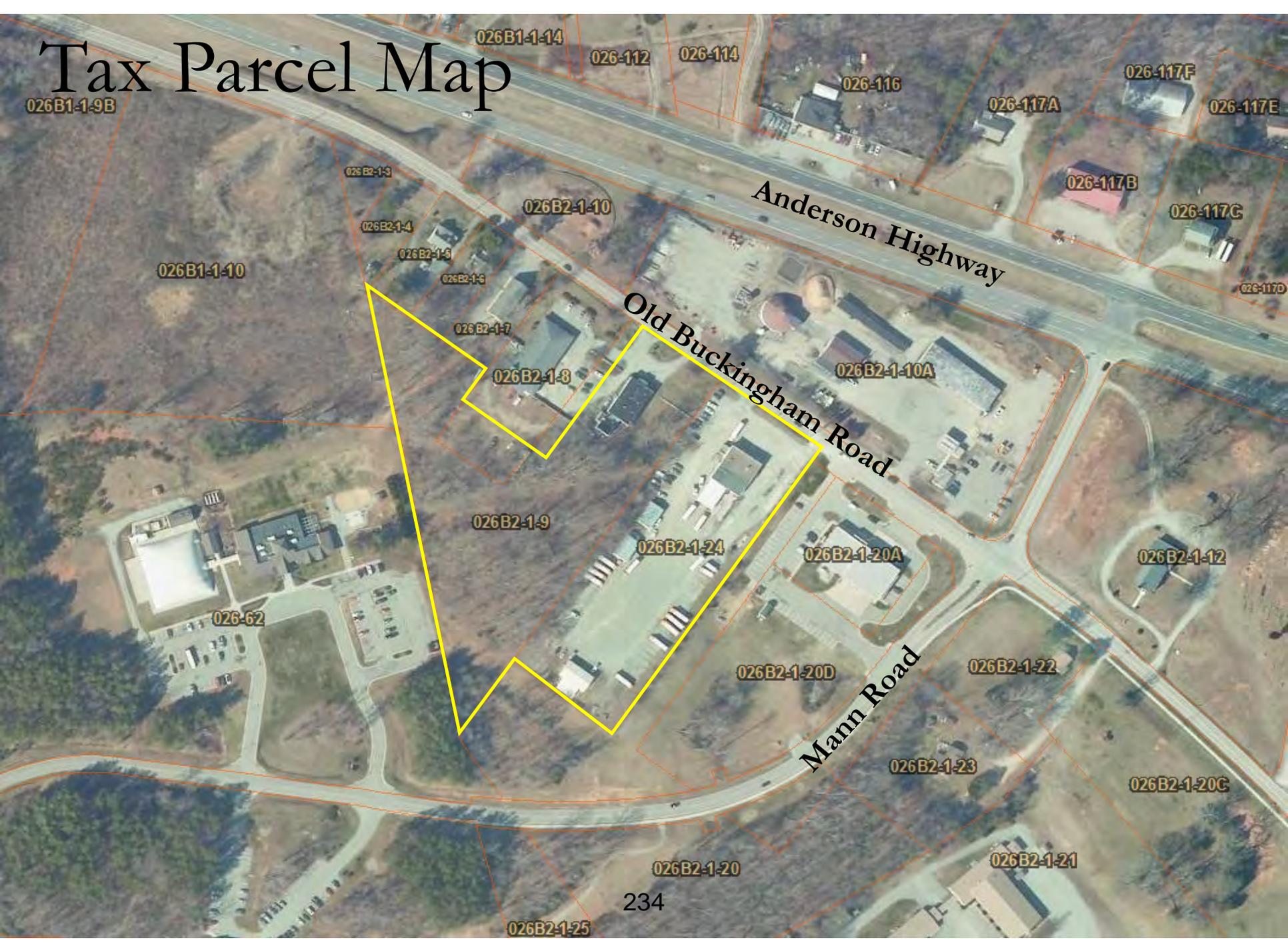
026B2-1-20C

026B2-1-20

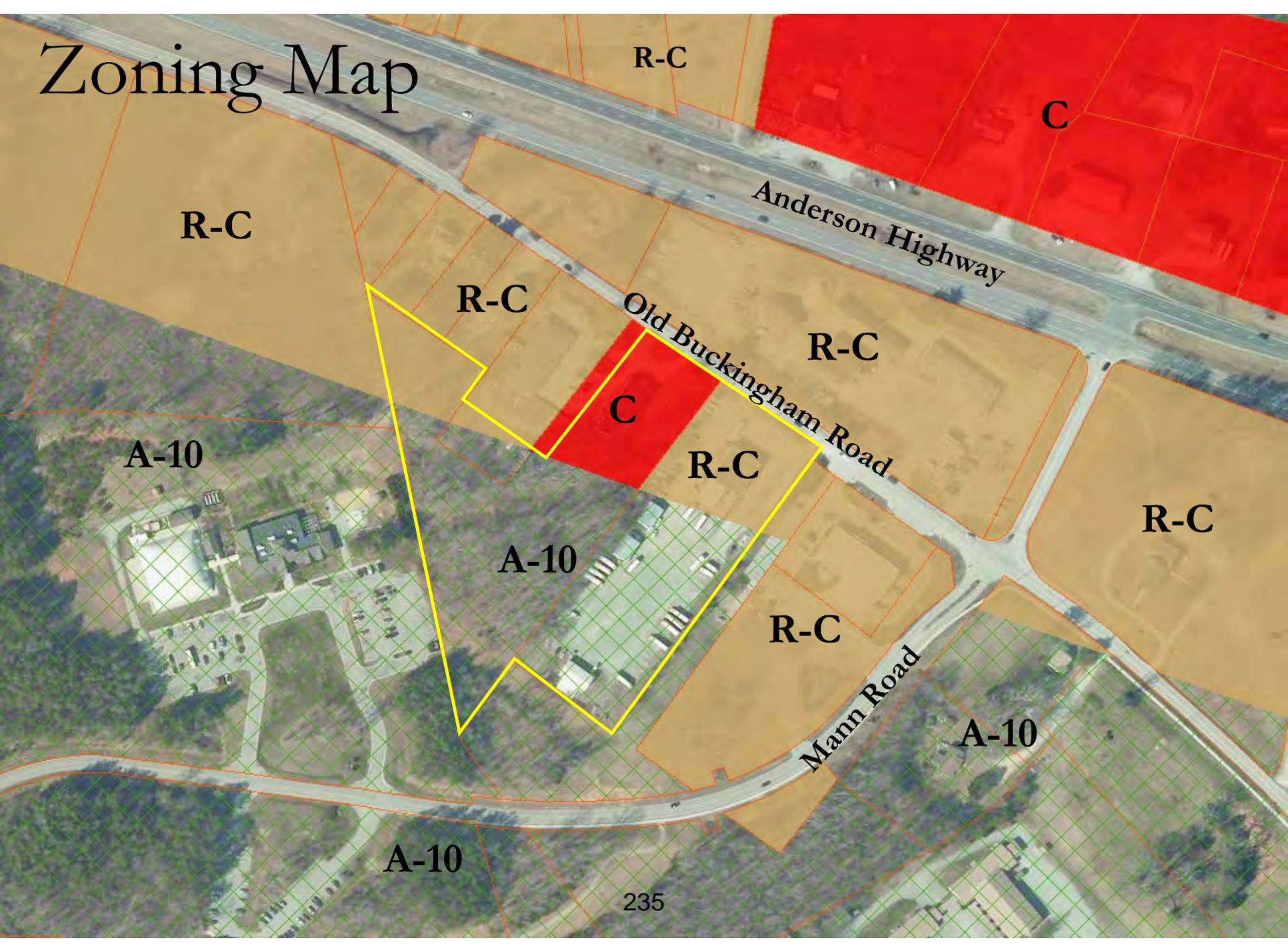
026B2-1-21

234

026B2-1-25



# Zoning Map



R-C

R-C

C

Anderson Highway

R-C

Old Buckingham Road

R-C

A-10

C

R-C

R-C

A-10

R-C

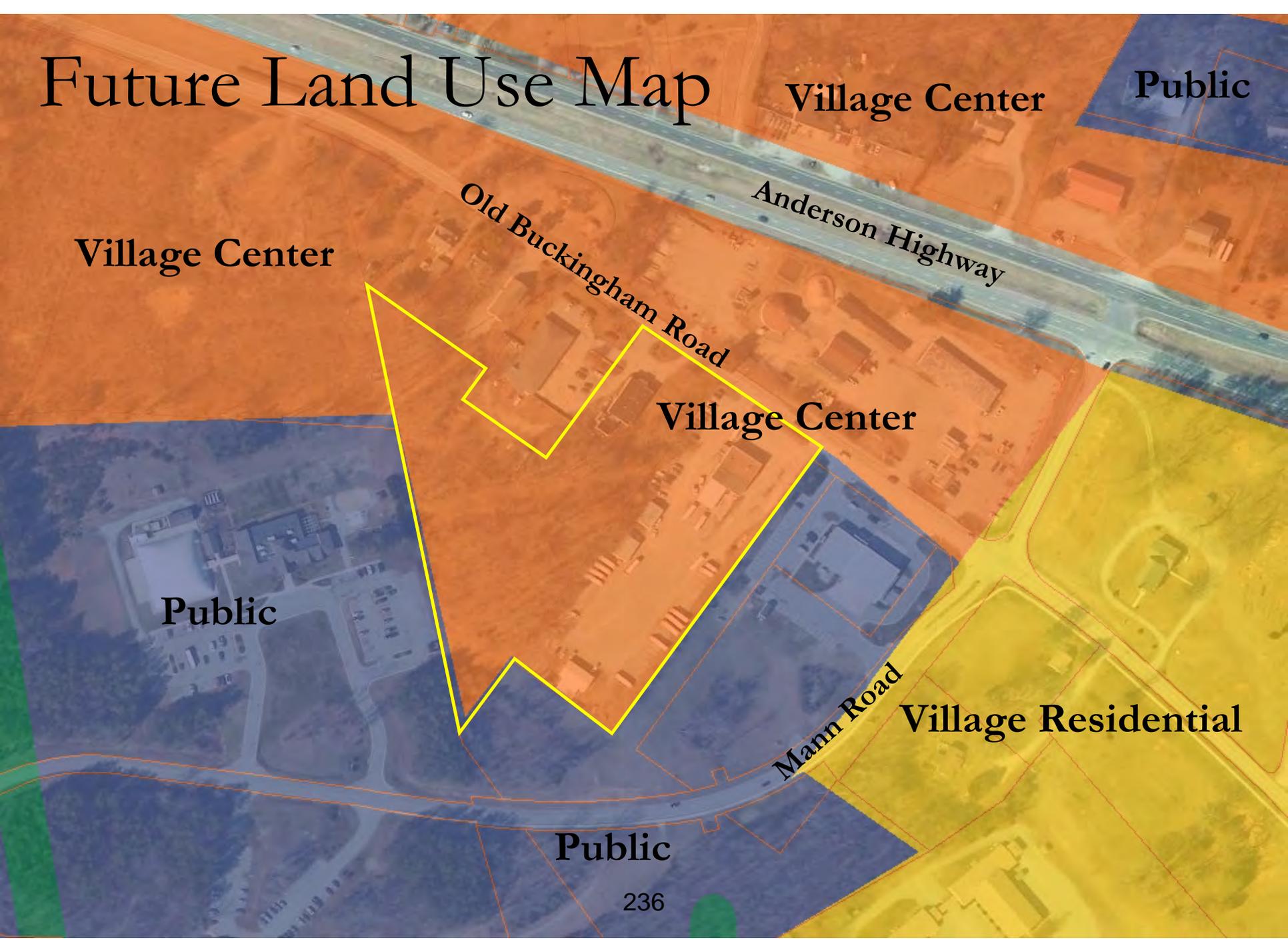
Mann Road

A-10

A-10

235

# Future Land Use Map



Village Center

Public

Village Center

Old Buckingham Road

Anderson Highway

Village Center

Public

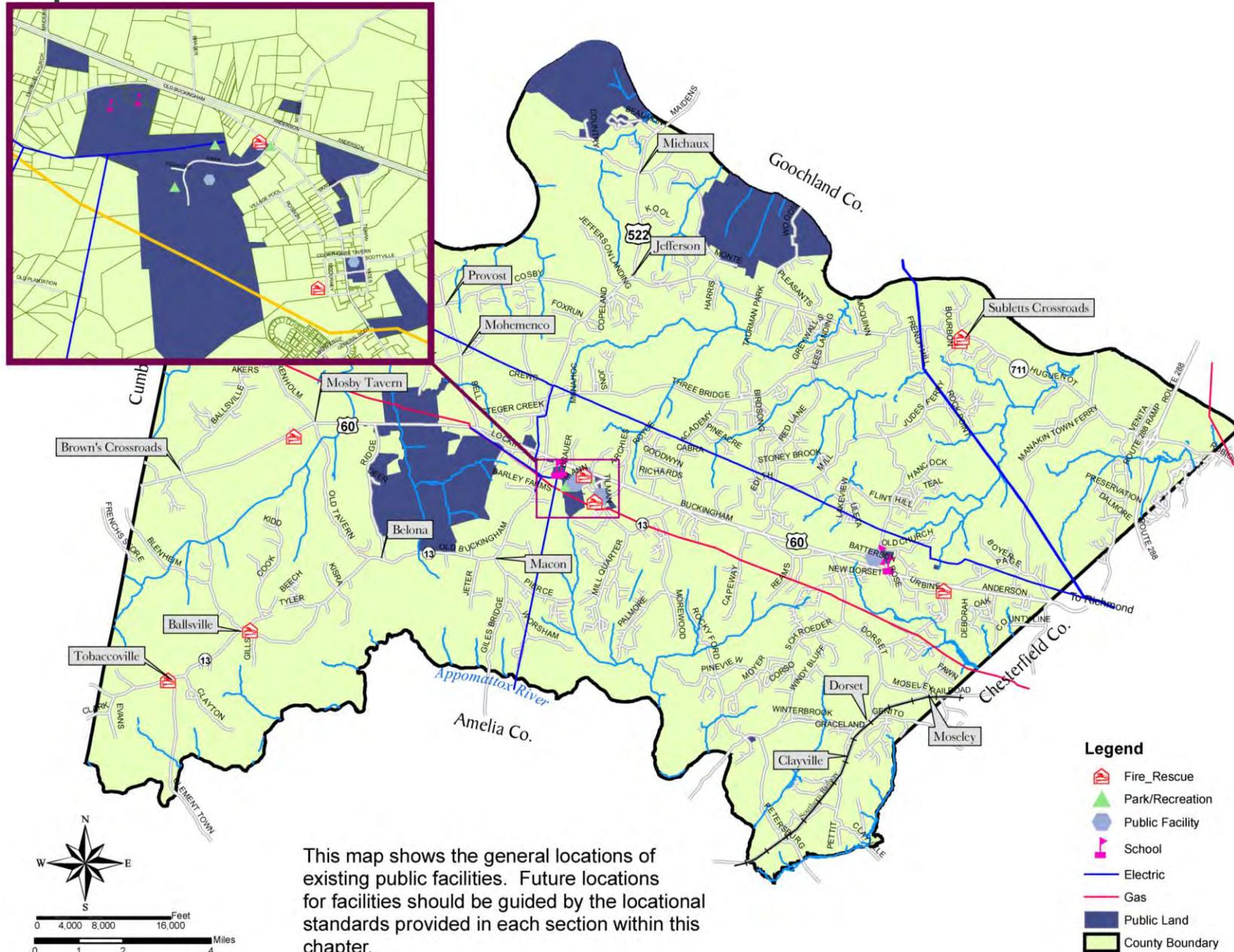
Village Residential

Mann Road

Public

236

### Map 3: Public Facilities



This map shows the general locations of existing public facilities. Future locations for facilities should be guided by the locational standards provided in each section within this chapter.

# LEGALS

## Legal Notices

### TRUSTEE SALES

#### NOTICE OF SUBSTITUTE TRUSTEE SALE

1233 Avatar Drive, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated August 2, 2007, and recorded in Deed Book 727, Page 216 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$154,950.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

**June 7, 2016 at 1:30 PM**  
improved real property, with an abbreviated legal description of All that certain lot, piece or parcel of land, together with all improvements and appurtenances thereto, lying and being in Huguenot District, Powhatan County, Virginia, designated as Lot 7, Block K, Section H, Kimberly Farms, shown on plat of M.L. Corso & Associates, Ltd., dated September 28, 1988, recorded September 30, 1988, in the Clerk's Office, Circuit Court, Powhatan County, Virginia in Plat Cabinet D, Page 139, reference to which is made for a more specific description of such lot, and as more fully described in the aforesaid Deed of Trust.

**TERMS OF SALE:** The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents.

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#### FOR INFORMATION CONTACT:

Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
Bethesda, Maryland 20814  
301-907-8000  
www.rosenberg-assoc.com

### LEGAL DISPLAY ADS

### LEGAL DISPLAY ADS

#### NOTICE OF PUBLIC HEARING

#### POWHATAN COUNTY BOARD OF SUPERVISORS

The Virginia Department of Transportation and the Board of Supervisors of Powhatan County, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint public hearing in the Village Building Auditorium, located at 3910 Old Buckingham Road, Powhatan, Virginia, at **7:00 p.m. on Monday, May 23, 2016**. The purpose of this public hearing is to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2017 through 2022 in Powhatan County, and on the Secondary System Construction Budget for Fiscal Year 2017. Copies of the proposed Plan and Budget may be reviewed at the Powhatan County Administrator's Office located at 3834 Old Buckingham Road, Suite A, Powhatan, Virginia, during normal business hours.

All interested persons are invited to attend and participate in the public hearing. Persons requiring special assistance to attend and participate in this hearing should contact the Powhatan County Administrator's Office at (804) 598-5612 at least three days prior to the meeting.



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## 2016 1st half Personal Property and 2nd half Real Estate Taxes Due June 6, 2016

The 1st installment of the 2016 Powhatan County Personal Property and 2nd installment Real Estate taxes are due June 6, 2016. You may make payment by mail, in person, by credit card or E-check at [www.powhatanva.gov](http://www.powhatanva.gov), by phone (1-800-272-9829) or there is a drop box at the County Administrative building for after hours convenience. Our office hours are Monday through Friday, 8:30 AM until 5:00 PM. *Credit card checks are not accepted as a form of payment. Penalty of 10% will be applied June 7, 2016 with interest beginning to accrue on July 1, 2016.*

If you received a Real Estate bill from our office and your taxes are escrowed through your mortgage company, you need to contact your mortgage company immediately to ensure the bill will be paid on time.

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### LEGAL DISPLAY ADS

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#### NOTICE OF PUBLIC HEARING POWHATAN COUNTY BOARD OF SUPERVISORS

The Board of Supervisors of Powhatan County, pursuant to Section 15.2-2204 of the Code of Virginia, will conduct a public hearing in the Village Building Auditorium, located at 3910 Old Buckingham Road, Powhatan, Virginia, at **7:00 p.m. on Monday, May 23, 2016**. The purpose of the public hearing is to receive public comment on the following:

- **Q-2016-18: Nathan Nuckols, Manage This LLC (16-01 - REZC), (Subletts/Manakin/Flat Rock Electoral District)** requesting the conditional rezoning from Agricultural-10 (A 10) to Residential-2 (R-2) and the amendment of the zoning district map of approximately 14.6<sup>+</sup> acres of land fronting approximately 930<sup>+</sup> feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Future Land Use Area Plan Map. Reference to Tax Map Parcels 30-14G and 30-14K.
- **Q-2016-19: County of Powhatan (16-01-AZ),** An Ordinance amending and reenacting provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the front setbacks for principal and accessory uses and parking lots to 75', and increasing the maximum gross floor area in the VC District to 15,000 square feet.
- **Q-2016-20: County of Powhatan (16-03-REZ), (Powhatan Courthouse/Mt. Zion Electoral District)** request the rezoning from Agricultural-10 (A 10), Residential-Commercial (R-C), and Commercial (C) to Village Center (VC) and the amendment of the zoning district map of 7.3<sup>±</sup> acres of land located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.
- **Q-2016-21: County of Powhatan (16-01-SA), (Powhatan Courthouse/Mt. Zion Electoral District)** requests a substantial accord determination to permit a vehicle maintenance facility and amendment of the zoning district map in Agricultural-10 (A-10), Residential-Commercial (R-C), and Commercial (C) Districts on 7.3<sup>±</sup> acres located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

Copies of the proposed Ordinance may be reviewed at the Powhatan County Administrator's Office located at 3834 Old Buckingham Road, Suite A, Powhatan, Virginia, during normal business hours. All interested persons are invited to attend and participate in the public hearings. Persons requiring special assistance to attend and participate in these hearings should contact the Powhatan County Administrator's Office at (804)598-5612 at least three days prior to the meeting.

### AUCTION SALES

### AUCTION SALES

### HOUSES UNFURNISHED



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### Announcements

#### AUCTION SALES

**Auction**  
Saturday May 21, 2016  
1 P.M.  
**Warsaw Rental Center**  
5020 Richmond Road  
Warsaw, VA 22572  
Store Closing / Retiring

For complete listing & pictures with terms & conditions, go to:



**757-784-2326**  
[www.rogermillerauctions.com](http://www.rogermillerauctions.com)  
VAL #1832

#### YARD & ESTATE SALES

Church-wide Yard Sale, May 14, 9-1  
Powhatan United Methodist Church  
yard sale in the gym (indoors).  
2253 Rosson Road in the Village  
Good selection, reasonable prices

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### Business & Service Directory

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**2727 Ravenwood Road**  
Columbia, VA 23038

(Goochland County)  
3 bedrooms, 2 baths, 2-car detached garage, 8+ acres  
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**785 Clayville Road**  
Powhatan, VA 23139

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**\$995/month**

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#3380 000220



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# LEGALS

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## PUBLIC NOTICE Scott II Solar Farm

A solar renewable energy project is proposed to be located in Powhatan County, Virginia, on 901 acre across multiple parcels (38-28 & 38-3-1), on land located at 4325 Old Buckingham Road, Powhatan, VA 23139. The solar project conceptually consists of 88,700 x 320-watt panels plus 9 x 2.5-megawatt inverters which will provide a maximum 20 MWs of nameplate capacity. The project is seeking a conditional use permit from Powhatan County.

The project design was based upon various engineering and environmental studies performed at the site over the last year. The project design will be in accordance with federal, state and local standard. Virginia Solar LLC, the developer of the project, welcomes the opportunity to discuss the project with interested parties and address their questions or concerns.

This particular public participation is offered for the following purpose: (i) acquaint the public with the technical aspects of the proposed project, (ii) identify any issues of concern, (iii) facilitate communication, and (iv) establish a dialogue between Virginia Solar LLC and persons who may be affected by the project.

Any interested parties may contact the applicant to ask questions or provide comments as follows:

Virginia Solar LLC  
Attn: Matthew Meares  
106 Woodhall Dr. Suite 200  
Richmond, VA 23229  
Matthew.meares@vasolarllc.com  
Phone: 919 807 1873

A public meeting will be held at Powhatan Village Building, 3910 Old Buckingham Rd, Suite B, Powhatan, VA 23139 on May 25 from 6:30 until 8 p.m.

Copies of the documentation submitted to Powhatan County in support of the Conditional Use Permit including maps of the project area can be found at <https://app.box.com/s/ga9lb4s27uzkkuvmstzdz990719rem4>

3174683-01

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LEGAL DISPLAY ADS

LEGAL DISPLAY ADS

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POWHATAN'S PAPER OF RECORD

POWHATAN TODAY

## Legal Notices

### PROPOSALS, BIDS, RFP

#### NOTICE TO BIDDERS

Sealed bids for the partial demolition of the Powhatan Junior High School, in Powhatan County, Virginia will be received by Powhatan County Public Schools at the Powhatan County Public Schools Main Administrative Office, 2320 Skaggs Road, Powhatan, Virginia 23139 until 2:00 p.m. local prevailing time, June 2, 2016. Bids will be publicly opened and read aloud at that time.

The Work consists of the abatement of hazardous materials and the demolition of the center portion of the existing junior high school and the backfilling of sub-grade structure removed.

For further information regarding the pre-bid conference, completion dates, liquidated damages, bond requirements, withdrawal of bids, or obtaining bid documents, refer to "Bidding" at [www.moseleyarchitects.com](http://www.moseleyarchitects.com) or call the Architect's office at 804-794-7555.

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POWHATAN TODAY  
Letters to the Editor Every Week  
E-mail us at [editor@powhatantoday.com](mailto:editor@powhatantoday.com)

### This is YOUR Newspaper

### TRUSTEE SALES

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 1233 Avatar Drive, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated August 2, 2007, and recorded in Deed Book 727, Page 216 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$154,950.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

#### June 7, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of All that certain lot, piece or parcel of land, together with all improvements and appurtenances thereto, lying and being in Huguenot District, Powhatan County, Virginia, designated as Lot 7, Block K, Section H, Kimberly Farms, shown on plat of M.L. Corso & Associates, Ltd., dated September 28, 1988, recorded September 30, 1988, in the Clerk's Office, Circuit Court, Powhatan County, Virginia in Plat Cabinet D, Page 139, reference to which is made for a more specific description of such lot, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

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Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
Bethesda, Maryland 20814  
301-907-8000  
[www.rosenberg-assoc.com](http://www.rosenberg-assoc.com)

### TRUSTEE SALES

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 1600 Chippewa Lane, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated April 11, 2006, and recorded in Deed Book 682, Page 784 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$129,500.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

#### June 14, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of All that certain lot of land designated as Lot One (1), Block "A" Section "A", of "Tamrick Farms" Subdivision, situated on the north side of Chippewa Lane in Huguenot District of Powhatan County, Virginia, a plat of which is of record in the Clerk's Office of the Circuit Court of Powhatan County, Virginia, in Plat Book 8, Page 83, and to which plat reference is hereby made for a more particular description of the land. This conveyance is made subject to such covenants, restrictions, conditions and easements of record as may lawfully affect said property, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents. Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustees a memorandum or contract of the sale at the conclusion of bidding.

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(Attorney for the Secured Party)  
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301-907-8000  
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